

Land at Beach
Farm

Green End

Landbeach

CB25 9FD





Land at Beach Farm, Green End, Landbeach, CB25 9FD

An exciting opportunity to acquire a residential development site benefitting from detailed planning permission for the erection of two dwellings.

Site Area – 0.69 acres (0.28 hectares)

- Prime residential development opportunity
- Full planning permission granted
- Situated approximately 2 miles from Waterbeach Railway Station and only 6 miles north of Cambridge



Location

The site is located in the village of Landbeach, situated 6 miles north of Cambridge. The village benefits from two churches, a village hall and an Indian restaurant. Further amenities, including a primary school, library and a number of shops and public houses are available at the nearby village of Waterbeach.

Waterbeach Railway Station, which is on the Fen Line, is situated approximately 2 miles to the east of the site. The station provides regular and direct services to London Kings Cross, with journey times of about an hour, and to Cambridge in approximately 10 minutes. Landbeach is served by a regular bus service with links to Waterbeach and Cambridge.

The proposed development is located off Green End, which, to the south, leads on to the High Street, through the heart of the village.

Site Description

The site extends to circa 0.69 acres (0.28 hectares) and currently comprises a detached two-storey dwelling dating back to 1964, with associated garage and lawn area. The site is bounded by residential properties to the north and south, Green End to the east and a barn and existing agricultural land under the same ownership to the west.

Planning

The site is situated within the jurisdiction of South Cambridgeshire District Council and benefits from full planning permission, granted on the 9th December 2020 for the “demolition of existing dwelling and erection of two dwellings using existing access” (reference: 20/03981/FUL).

The detailed layout comprises a four-bedroom and a five-bedroom house, along with garages and garden areas. The units have areas of 2,508 sq ft and 2,573 sq ft, respectively.

The eastern section of the site fronting Green End is designated as a Protected Village Amenity Area (PVAA). Further information on this can be found in a Guidance Note contained within the Information Pack.

Services

Prospective purchasers are advised to make their own enquiries with the relevant service providers.

Tenure

The site is to be sold freehold, with vacant possession, subject to rights, reservations and obligations, title documents included within the information pack

Easements

The land is offered subject to, and with the benefit or burden of all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

VAT

Any guide price quoted or discussed is exclusive of VAT. The sale will be subject to VAT.

Viewings

Viewings should be arranged by prior appointment with the selling agents. Potential purchasers should note that Strutt & Parker take no responsibility for any injury or accident at the property. Viewers and visitors of this property do so at their own risk.

Information Pack

For detailed information on the opportunity there is an information pack available on request, which includes the following:

- General information
- Planning documentation
- Technical information / surveys
- Legal documentation



* Not to scale



Method of Sale

Strutt and Parker have instructions to place the property on the market with a view to selling it at the best consideration which can be achieved as a result of the marketing campaign.

The vendors do not undertake to accept the highest or indeed any offer.

Offers are sought on an "Unconditional" basis.

Contacts

For more information and appointments to inspect please contact:

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