



LAND AT POTTON END, ELTISLEY

Potton End, Eltisley, Cambridgeshire

FOR SALE – Residential Development Site with Full Planning Consent for Three Detached Dwellings

BROWN & CO

LAND AT POTTON END

Potton End, Eltisley,
Cambridgeshire

FOR SALE – Residential Development Site

Full Planning Consent for 3 x Three Bedroom Dwellings

Total GIA – 3,105 sqft (288 sqm)

Total Site Area – 0.3 acres (0.12 hectares)

Located in a popular South Cambridgeshire Village

LOCATION

The village of Eltisley is located approximately 13 miles west of Cambridge and 5.5 miles east of St Neots.

The village is well regarded locally and offers a thriving community with local amenities including a Primary School, Sports Pavilion, Church and village Pub.

Leisure and retail opportunities are well served in both St Neots and Cambridge with further amenities including doctors surgeries, restaurants, sporting clubs and employment opportunities.

Eltisley is conveniently located for road links via the A428 to Cambridge (East/West) and the A1 (M) (North/South) with St Neots train station approx. 5 miles (St Neots – London Kings Cross).

THE SITE

The site is situated to the east of Potton End in a favourable village location. The site, which is currently grassland, is of predominantly level ground and extends to approximately 0.3 acres (0.12 hectares).



The Fairways, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire MK44 3AL

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PLANNING PERMISSION

Full planning consent was granted by South Cambridgeshire District Council under a larger scheme application number S/3182/19/FL for the erection of 9 Housing Association dwellings, with 3 open market dwellings being retained by the landowner. It is understood the Housing Association are obligated to construct the access road from Potton Road connecting to the retained land, in addition to the provision of all utility services to the retained land.

The dwellings will be of a two-storey design with each dwelling offering 1,035 sqft (95.9 sqm) of accommodation with gardens to the rear all offering garages and private parking.

CONDITIONS

It is deemed the conditions relating to the planning consent are not particularly onerous. It should be noted the following conditions have been submitted to the Local Planning Authority:

- Details of materials used
- Landscaping Scheme
- Construction Ecological/ Archaeology Management Plan
- Arboricultural Report
- Written Scheme of Investigation
- Carbon Reduction Statement
- Water Conservation Strategy
- Provision and Location of Fire Hydrants

SCHEDULE OF ACCOMODATION

The schedule of accommodation for the three detached dwellings is as follows:

Unit No.	No. of Bedrooms	Gross Internal Area (sq ft)	Garage
1	3	1035	Single
2	3	1035	Single
3	3	1035	Single
TOTAL		3105	

ACCESS

The scheme is accessed via Potton End.

INFORMATION DATA ROOM

A Development Information Pack is available upon request containing relevant planning documentation, surveys, plans and other information relating to the site.

SERVICES

It is understood all mains foul, gas, water and electricity services are available on Potton End.

Purchasers are advised to satisfy themselves as to the availability of such services and make their own enquiries with the relevant suppliers.

RESERVED RIGHTS AND COVENANTS

The land is sold subject to and with the benefit of all public rights and private rights of way, light drainage, overhead cable, and other easements and restrictions or obligations that exist whether the same are described in the particulars.

COMMUNITY INFRASTURE LEVY (CIL) AND SECTION 106 AGREEMENT

The local planning authority (SCDC) currently have not adopted the Community Infrastructure Levy (CIL). Therefore, there is no CIL obligation to developers.

As part of the **Section 106 Agreement** there will be an obligation of £30,000 to the developer of the three dwellings.

VAT

It is understood VAT is not payable on the purchase price.

Should the sale of the land or any rights attached to it become chargeable for VAT shall be paid by the purchaser in addition to the contract price.

BOUNDARIES

The buyer will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundaries. Should any dispute arise as to the boundaries or any other points arise on the stipulations, particulars or plans, or the interpretation of any of them the question should be referred to an independent Arbitrator appointed by the selling agent.



LOCAL AUTHORITY

South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB2 1PB

ADDRESS, POST CODE AND WHAT3WORDS

Land at Potton End, Eltisley, St Neots

Postcode: PE19 6TT (Nearest)

What3words: ///equity.universe.capacity

METHOD OF SALE

The site is offered for sale by Private Treaty.

GUIDE PRICE

Offers in Excess of £500,000 for the freehold.

HEALTH AND SAFETY

Given the potential hazards on site we ask you to be as vigilant as possible when viewing the plot. Neither the seller or the agent is responsible for the safety of those viewing the plot and accordingly those viewing the plot, do so at their own risk.

VIEWING

Strictly by appointment through the sole agents:

Brown&Co

The Fairways, Wyboston Lakes, Wyboston, Beds, MK44 3AL

Tim Davies

Tel: 01480 213811

Email: tim.davies@brown-co.com

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in November 2022. Brochure by wordperfectprint.com.

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