



KINGSTON PASTURES FARM

Old Wimpole Road, Arrington, Cambridgeshire, SG8 0BX

Guide Price: £1,800,000

BROWN & CO

KINGSTON PASTURES FARM

Old Wimpole Road, Arrington, Cambridgeshire, SG8 0BX

FOR SALE – Residential Development Land | Guide Price: £1,800,000

Outline Planning Consent Granted for the Erection of Five Substantial Dwellings

Site Area –0.485 Ha (1.2 Acres) approximately + possible further 0.395 Ha (0.98 acre) Available

Rural Development Site in a Sought-after South Cambridgeshire Location

Cambridge – 9 Miles; Royston– 7 Miles; St Ives – 12 Miles

LOCATION

The property is located between the villages of Arrington and Kingston within the county of Cambridgeshire 7 miles north of Royston and 9 miles south-west of the city of Cambridge, with its rich culture and historic buildings.

The site is just to the north of the National Trust's Wimpole Hall Estate, a large tourist destination with a wide range of activities and events on offer.

Facilities in surrounding villages include Primary Schools at Orwell, Comberton and Bourn, as well as the Ofsted 'Outstanding' rated village secondary school also at Comberton. There are a number of pubs and restaurants within a few miles radius of the property including the Cambridge County Club. Small village shops and amenities are located in the surrounding villages.

A mainline train stations to London Kings Cross is located at Royston, approximately 15 minutes by car and has journey times between 45 minutes to 1 hour. A direct line train service into Cambridge is available from Foxton which is again approximately 15 minutes by car and has a journey time between 10 and 15 minutes.

THE PROPERTY

The property sits in a tranquil rural setting adjacent to a recently completed barn conversion and a Listed farmhouse. The site has open views to both the north and south with far reaching views.

The property comprises a redundant farmyard approximately 0.485 hectares (1.2 acres) in size. There were two agricultural buildings on the site but one suffered some recent storm damage and was demolished in May 2022.

A further area of land immediately to the north of the site measuring approximately 0.395 Ha (0.98 acre) may be available by separate negotiation.

PLANNING

The site benefits from outline planning permission granted on 5th November 2021 ref: 20/02114/out for the demolition of the agricultural buildings and the construction of five dwellings. A previously approved access to the west of the existing entrance is approved as part of the planning permission, with all other matters reserved including appearance, layout and scale.

The following is a list of notable reserved matters and conditions, although the decision notice should be reviewed for full details:

- Appearance, landscaping, layout & scale
- Archaeology investigation (in progress by the vendor)
- Ground investigation & subsequent remediation (Phase II in progress by the vendor)
- Submission of an energy statement with 10% carbon saving through on-site renewables and low carbon technologies.
- Achieve or exceed space standards
- Implementation of ecology recommendations
- Biodiversity method statement
- Lighting design strategy
- Scheme of ecological enhancement

The planning permission is outline and the layout is not approved at this stage, however an indicative layout was submitted as part of the planning application and subsequently underwent revisions in response to feedback from the planning authority. The footprint sizes of the buildings shown on the block plan are as follows:

BLOCK PLAN BUILDING FOOTPRINTS

Plot	Approx Sq Ft	Approx m ²
1	1,658	154
2	2,077	193
3	2,077	193
4	1,518	141
5	1,518	141
Total	8,845	822

It is therefore considered that based on two storeys (part or full) and subject to reserved matters approval that the five dwellings will be substantial in size.

COMMUNITY INFRASTRUCTURE LEVY & S.106

There is no Community Infrastructure Levy (CIL) payment or any S.106 contributions due under the planning permission.

SERVICES

Mains water, electricity and telecoms are understood to be available in the close vicinity. The new dwellings will need to be served by private foul drainage. Purchasers are advised to satisfy themselves as to the availability of all services and make their own enquiries with the relevant suppliers. However, to assist with this, services plans have been ordered from the utility companies and will be added to the Data Room once available.

PUBLIC RIGHT OF WAY

The property has a public right of way crossing through it. The footpath has in practice been diverted for many years and a formal diversion process is currently underway and is progressing with Cambridgeshire County Council to regularise this.

ACCESS

The site is currently accessed via the existing farmyard entrance although the planning permission provides for a new entrance further to the west. The vendor will reserve a right of way over the first section of the new access (lined blue on the plan) from Old Wimpole Road to retained adjoining farmland. This buyer will need to construct the initial section of the access (lined blue) to agricultural specification with low edging curbs and a roadway width of a minimum of 12m. All details subject to final agreement.

METHOD OF SALE

The property is offered for sale by informal tender.

Prospective purchasers please note that the vendor will be seeking to exchange contracts within 20 working days of the issue a draft contract by the vendor's Solicitor. Completion will follow within a further 20 working days.

GUIDE PRICE

Offers are invited: Guide Price £1,800,000.

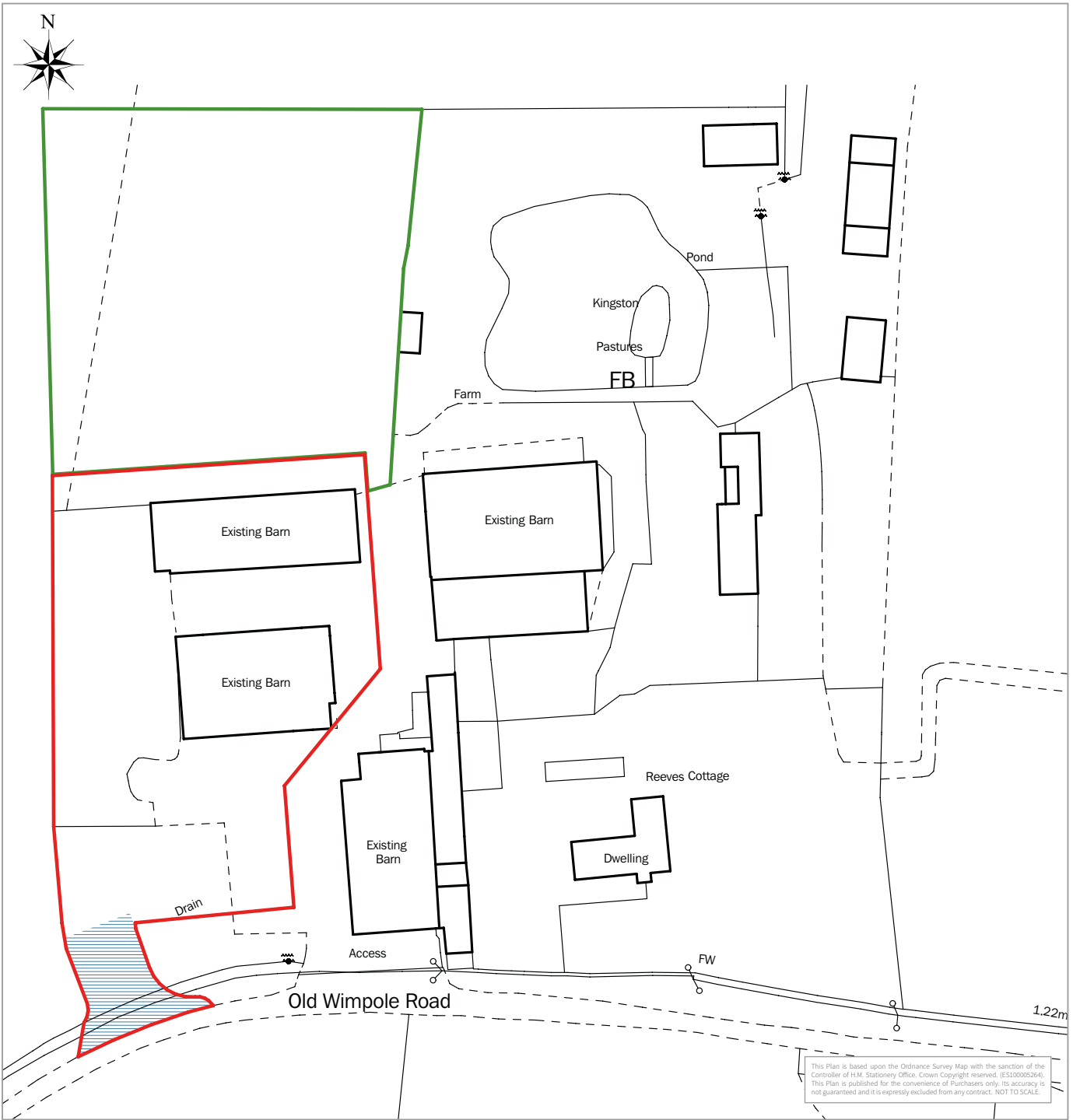
ADDITIONAL LAND

The land edged green on Plan 1 could be available for sale by separate negotiation.

Green land approximately 0.395 Ha (0.98 acre).

VAT

VAT is not payable on the purchase price.





INFORMATION PACK

A property Data Room is available on request, which includes relevant planning information, plans, survey reports, associated technical planning documents and title. Please contact Megan Talbot at megan.talbot@brown-co.com or 01480 479085 to obtain a login.

RIGHTS EASEMENTS & RESTRICTIONS

The property is sold subject to all public and private rights of way, light, drainage, cable, pylons and other easements or restrictions or obligations that exist whether or not the same are described in these particulars.

OVERAGE

The vendor will require an overage provision in the sale so that they retain some share in the benefit of enhanced development. This could take the form of additional dwellings, square footage and gross development value (GDV) exceeding set thresholds. Exact details to be agreed but offers should contain a proposal for overage.

WHAT 3 WORDS

deeds.agents.standing

DRONE VIDEO

<https://www.youtube.com/watch?v=rRLW6Cp8oRE>

EPC

Not applicable

VIEWING

Strictly by appointment through the sole agents:

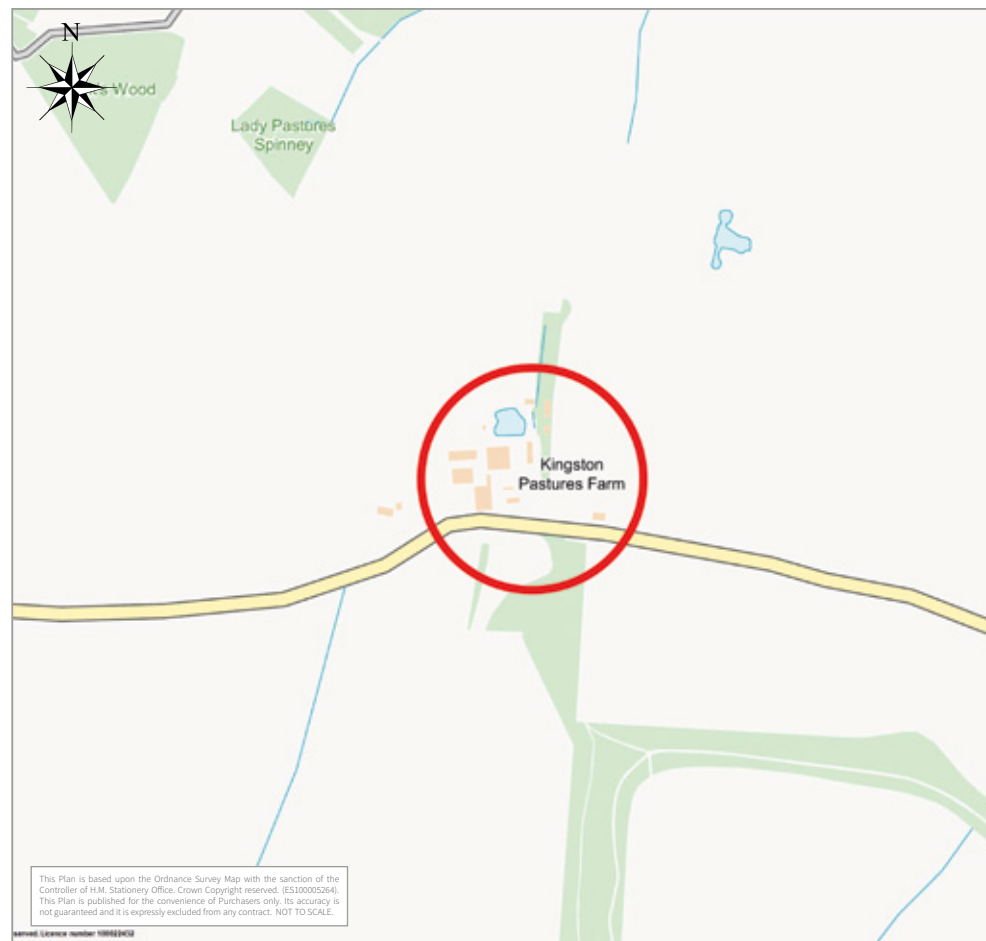
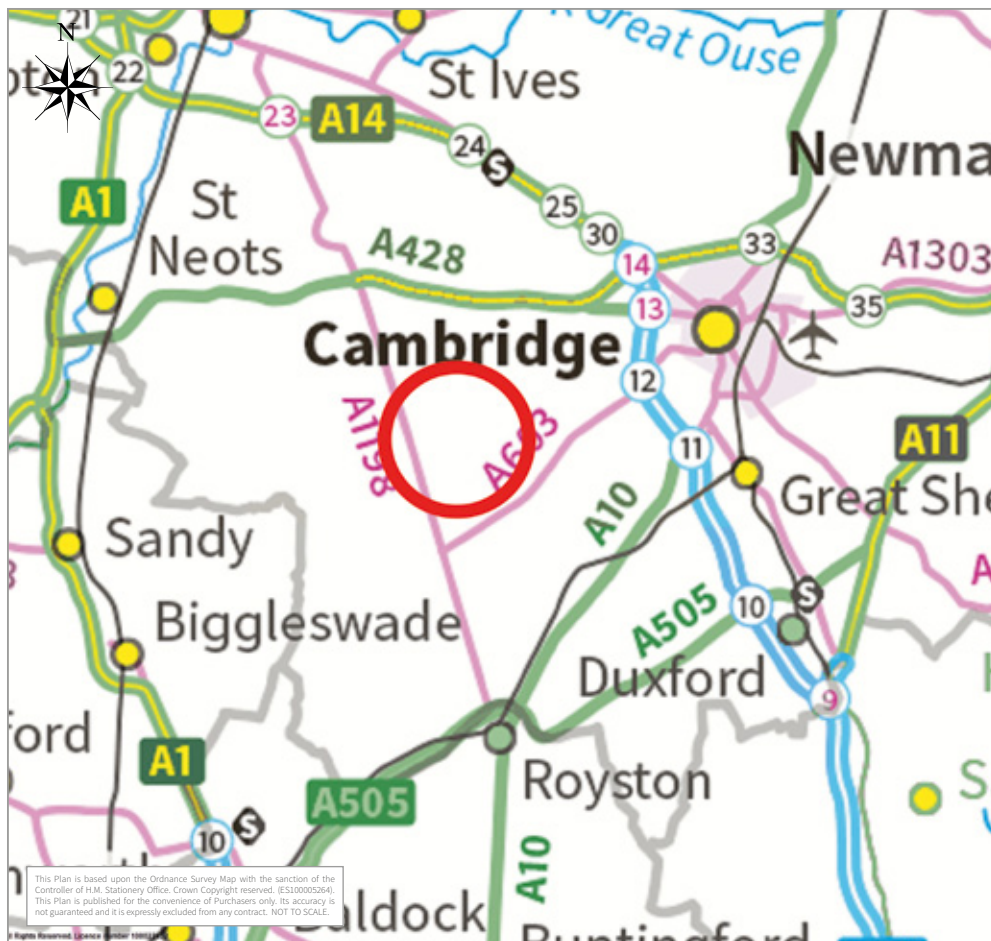
Brown & Co
The Fairways, Wyboston Lakes, Wyboston, Beds, MK44 3AL

Simon Harvey
Tel: 07721 112311
Email: simon.harvey@brown-co.com



The Fairways, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire MK44 3AL
01480 213811 | stneots@brown-co.com

BROWN & CO



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 others 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 June 2022. Brochure by wordperfectprint.com.

The Fairways, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire MK44 3AL
01480 213811 | stneots@brown-co.com

BROWN & CO