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FOR SALE

A Development Opportunity comprising a Typical Farm Building with a Prior Approval for Change of Use to a Dwelling House and Associated Development at St Peter's Street, Caxton, Cambs, CB23 3PJ

- Located on the western edge of the Village and occupying a freehold plot of about 0.138 ha / 0.34 acre with distant views over Open Countryside and Grazing Land



Caxton

A picturesque, quintessential English Village just 9 miles west from the City of Cambridge surrounded by peaceful countryside but within 2 miles of Cambourne with its full range of shopping, social and community facilities including a Morrison's Supermarket and Petrol Filling Station, Public House, Restaurants, Doctors and Veterinary Surgeries and several schools. Further education is provided at Comberton Village College approx. 7 miles away.

An excellent location only two miles from access on to the A428/A421 Cambridge-Milton Keynes Trunk Road – which in turn provides quick access to other parts of the region via the A1 and M1 to the west and the A14 and M11 to the east. Also convenient for commuters with railway stations at Cambridge, Royston (11 miles) and St Neots (7 miles), with the prospect of the proposed East-West Rail Link being routed north of the Village and providing a new station at Cambourne.

The Property

This comprises the Barn – thought to be over 120 years old, occupying a Plot of about 0.138 ha / 0.34 acre fronting St Peter's Street and with registered title CB451856.

The Barn is built of reclaimed primary oak frame supporting a pitched and slated roof and with timber clad elevations above a clay brick plinth. The timber boarded floor is supported on sleeper walls with air vents in the front and rear plinth walls providing under floor ventilation.

The Barn was used as a grain store until about 40 years ago and comprised part of Firs Farm, the Yard for which occupied the adjoining site which has recently been cleared to provide the 9 No. Self Build Plots currently being marketed. See attached copy Site Layout Plan (Dwg. No. 1741-10) on which the Barn Plot is shown edged and shaded pink. This also shows the route of vehicular access from the new (private) road (Taylor's Close) constructed to serve the 9 No. Plots and the Barn Property.

A 100mm dia. lateral connection to the public foul sewer has been provided at the northern boundary of the Property to serve the Barn and mains electricity, water and BT (Fibre) services are available in St Peter's Street.

Planning

The Prior Approval permission was granted under LPA Ref: S/3437/19/PA and dated 29th November 2019, subject to a number of conditions, including one which requires the Change of Use to be completed within 3 years of the date of the permission. A copy of the Approval, together with other relevant planning documents are included in the Information Pack – see below.

As the Approval only permits the Change of Use of the Barn, a separate planning permission will be required for a Change of Use of the land intended to be sold with the Barn, from grazing to domestic garden in association with the residential occupation of the Barn.

As the existing external floor area of the Barn is only about 92.4 sq m / 994 sq ft. it is envisaged the Buyer will require a detailed planning permission for a sympathetically designed extension. For this reason, the Seller is anticipating the sale contract will be conditional on the Buyer obtaining a Satisfactory Planning Permission for its proposals. (See more below under "Contract Terms".

The relationship of the Barn to adjoining development is expected to be an important issue when proposals for the refurbishment and extension of the Barn are presented to the planning authority for consideration.

The attention of applicants is therefore drawn to the nearby Tates Farm House and the associated cluster of the more recently constructed barn-style dwellings (see below), as well as the 'drone' video and photographs available in the Information Pack.



Contract Terms

As mentioned above, it is anticipated the Sale Contract will – of necessity, be conditional on the Buyer obtaining a Satisfactory Planning Permission for its proposals. It is also acknowledged the value of the Property will be determined largely by the outcome of the Buyer's planning exercise and negotiations with the local planning authority. For this reason, the Seller is inviting conditional Offers supported by sketches indicating the nature and scale of the prospective Buyers' proposal.

Following subject to contract acceptance of a conditional offer, the Buyer will be given the opportunity to enter into an Exclusivity Agreement for a period (of say 6 months) to allow for more detailed plans to be prepared and a pre-app arranged with the planning authority. At the end of this period, and subject to a positive pre-app response, the prospective Buyer will have the opportunity to enter into a conditional contract.

It is envisaged this contract will be for a period of between 12 and 18 months to allow time for a detailed application to be prepared and submitted, and for a Satisfactory Planning Permission to be negotiated and obtained. In certain circumstances e.g. in the event of the detailed application being refused, the agreed period could be extended to allow for an Appeal to be determined.



Potential for Additional Land

Additional Land could be made available to enlarge the Barn Plot, but this will be a matter for separate negotiation.

Information Pack

Copies of the following documents etc are available in the Data Room which can be accessed using a password obtainable from Anne McGlinchey (anne.mcglinchey@brown-co.com) or phone 01480 479072.

- (i) Registered Title CB451856
- (ii) Prior Approval Permission – LPA Ref: S/3437/19/PA dated 29th November 2019 and the Approved Drawings
- (iii) Barn Survey by Tellet Engineering Consultants Ltd dated 18th February 2019
- (iv) Methodology of the Protected Species Surveys by Green Environmental Consultants dated June and September 2019 (4 Documents in total)
- (v) Geo Environmental Assessment Report by EPS dated 18th February 2019 (note – this was prepared in respect of the adjoining Self-Build Site but provides details of the underlying subsoil of the Barn Plot. However this Plot does not comprise made ground, does not have a history of built development and is therefore not expected to be contaminated)
- (vi) Cambridgeshire County Council Plan showing – shaded green, the extent of the public highway along this section of St Peter's Street
- (vii) A Link to the drone video and photographs of the adjoining countryside and nearby village (Please note there are 2 videos after the photos)

<https://gallery.evo-air.co.uk/#share?id=31067595-d0fd-4c24-866f-d70580930d52>



Viewing & Further Information

The Property can be viewed from the public highway and the adjoining private road but access to the Barn will be by prior appointment.

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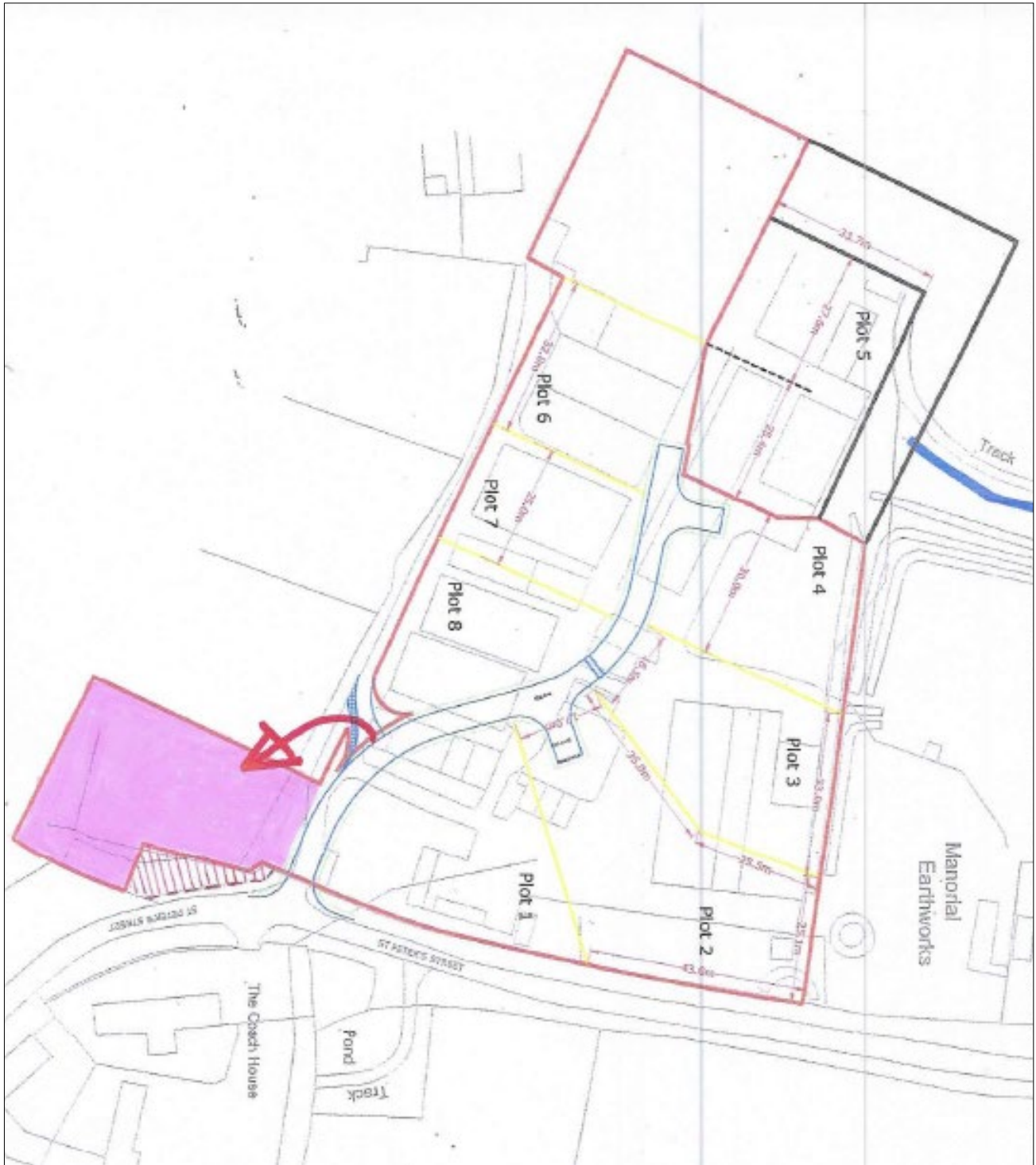
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Wyboston Lakes
Great North Road
Bedfordshire
MK44 3AL

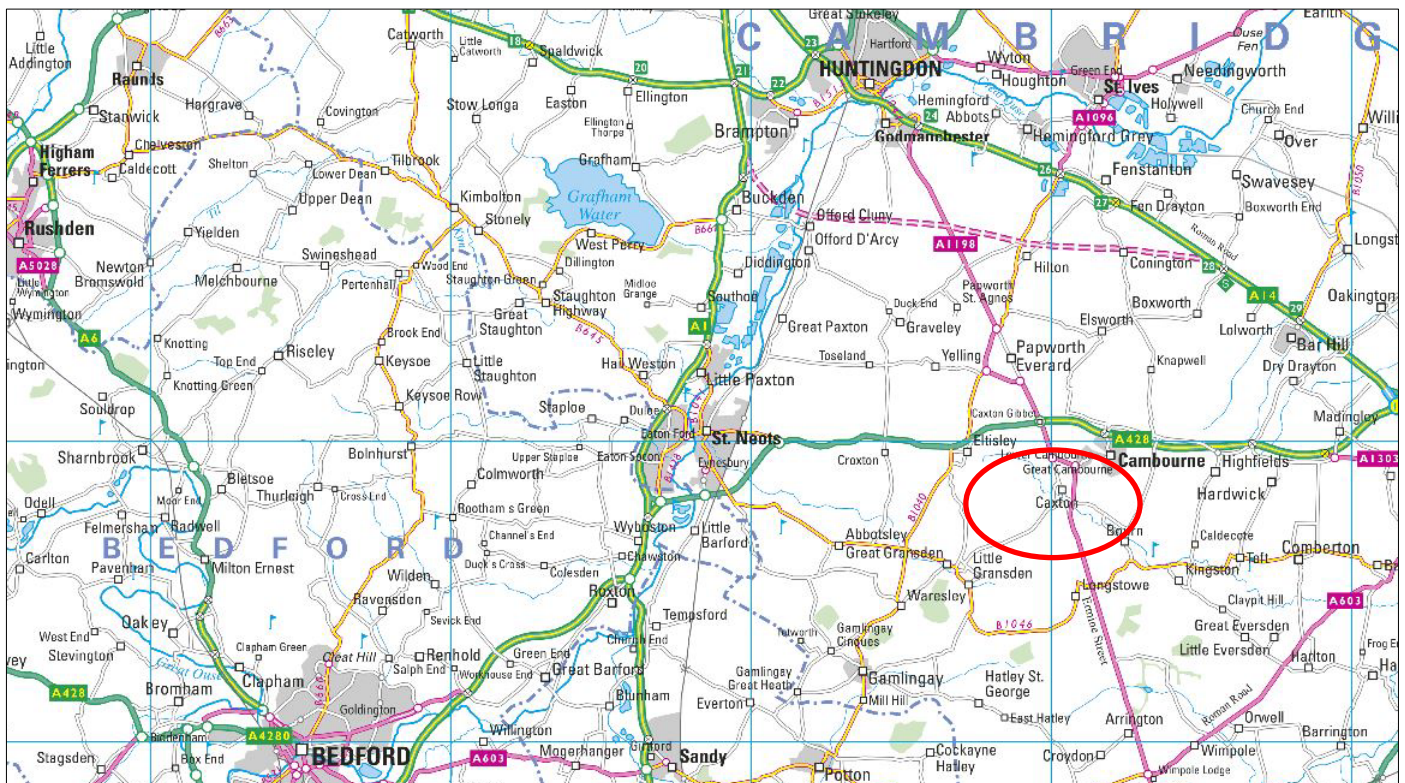
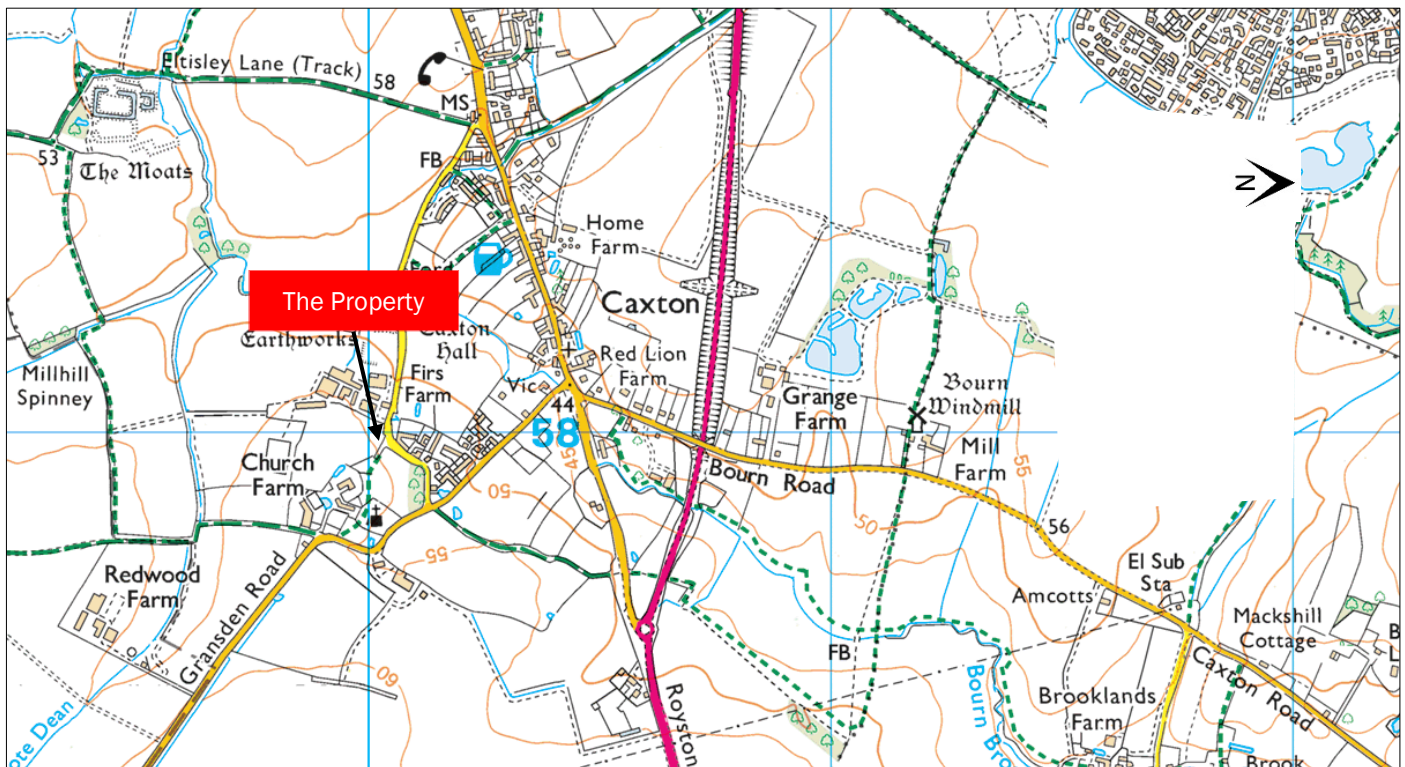
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Advisory Comments

- (i) It will be seen that the curtilage of the Property with registered title and shown on the attached copy Site Layout Plan, excludes the area shown hatched red, notwithstanding this area having been fenced and enclosed by the Seller for many years. The scope for claiming Possessory Title to this area is currently being investigated.
- (ii) The Property will be sold subject to easements reserved for the mains electricity and BT cables and the water pipe laid through the Plot on an east-west axis parallel with the concrete farm track and a land drain (surface water) running through the Plot on a north-south axis.
- (iii) The Buyer will be required to erect and thereafter maintain stock proof fencing along the western and southern boundaries.







IMPORTANT NOTICES

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