



BARN AT POUND GREEN

Guilden Morden, Cambs, SG8 0JZ

FOR SALE - BARN CONVERSION | OFFERS IN EXCESS OF: £220,000

BROWN & CO

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Barn Conversion with Full Planning Consent for One Bed Dwelling

GIA – 58 sq m (624 sq ft)

Site Area – 0.07 Ha (0.17 Acres) Approx.

Located in Popular South Cambridgeshire Village

LOCATION

The village of Guilden Morden is located on the border of Hertfordshire and Cambridgeshire approx. 9 miles to the northwest of Royston and 17 miles southwest of Cambridge.

The village is well regarded locally and offers a thriving community with local amenities including a Primary school, Nursery, Church, village Hall, Sporting Clubs and a community run village pub, The Three Tuns. Leisure and retail opportunities can be found in Royston or Cambridge. The neighbouring village of Ashwell further provides local shops, doctors surgery and restaurants.

The village benefits from convenient road links via the A1M, (N/S) A505 (E/W) with rail links 10 mins away via Ashwell or Royston (Cambridge – King Cross line). In summary Guilden Morden provides a location offering a gentle rural lifestyle with the convenience of being close to amenities and transport links.

THE PROPERTY

The accommodation currently consented comprises:

GROUND FLOOR

Double bedroom with en-suite bathroom and storage
Study / Bedroom 2
Open Plan Kitchen / Living Area
Family bathroom

OUTSIDE

Private Garden to be enclosed by 1.5m Post and Rail fencing.

Driveway leading from Pound Green to be shared with adjacent barn (Barn 1) and to provide access to retained land.

PLANNING PERMISSION

Full planning consent has been granted by South Cambridgeshire District Council on 24th November 2021 under application number 21/02022/FUL for the residential conversion of the timber barn into a residential dwelling.

The overall GIA is approx. 58 sq m (624 sq ft). The overall curtilage of the land included within the sale is 0.17 acres. The barn is access via a driveway leading from Pound Green.

SERVICES

It is understood all mains services are available in the vicinity. Interested parties are advised to make their own enquiries of the relevant utility companies to ensure that the capacity of services etc is adequate for the proposed business operation, use or proposed development.

VAT

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.

HEALTH AND SAFETY

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

COMMUNITY INFRASTRUCTURE LEVY

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

INFORMATION DATA ROOM

A password to access the Property Information Data Room is available upon request which includes relevant planning information, plans and associated documents

ADDRESS, POST CODE AND WHAT3WORDS REFERENCE

Land to the north of 23 Pound Green Guilden Morden South Cambridge SG8 0JZ

What3Word: ///grove.haystack.thousands

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.

BASIS OF SALE

Offers in Excess of: £220,000

VIEWING

During daylight hours with marketing particulars in hand, interested parties having first registers with the selling agent.

Brown & Co The Fairways Wyboston Lakes Bedfordshire MK44 3AL

Tim Davies

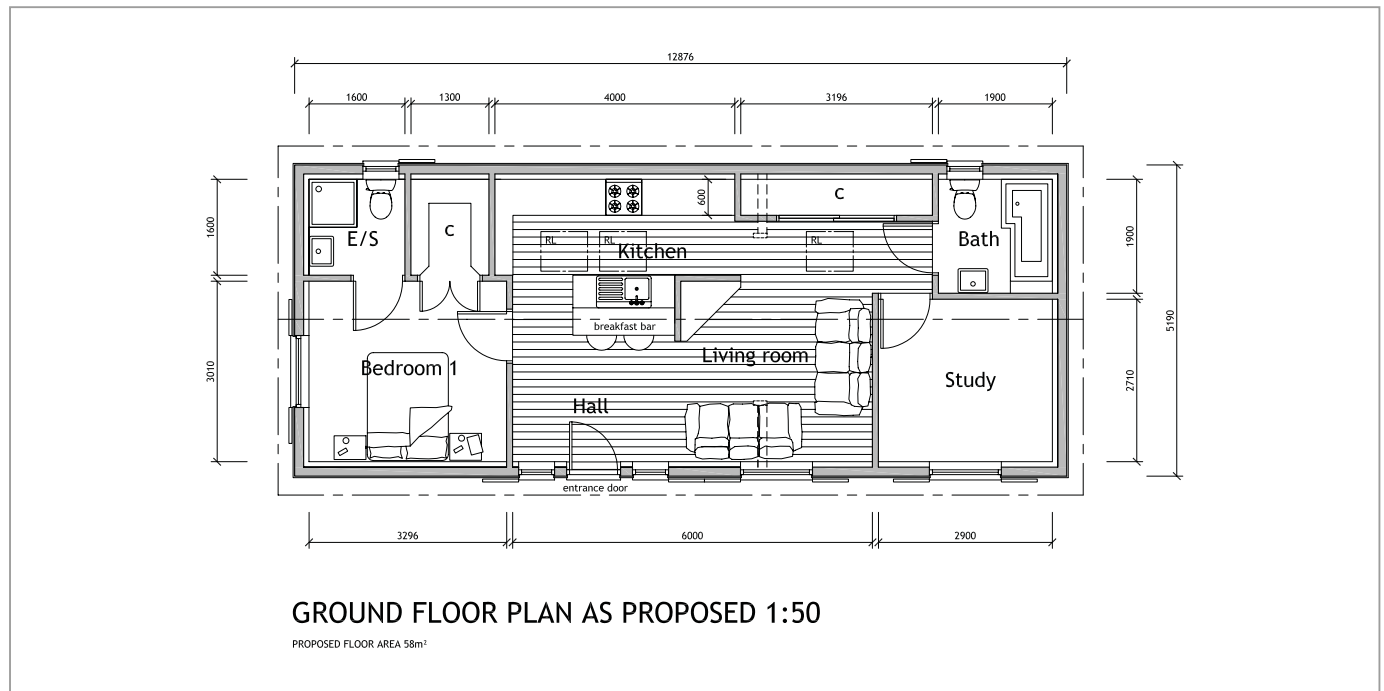
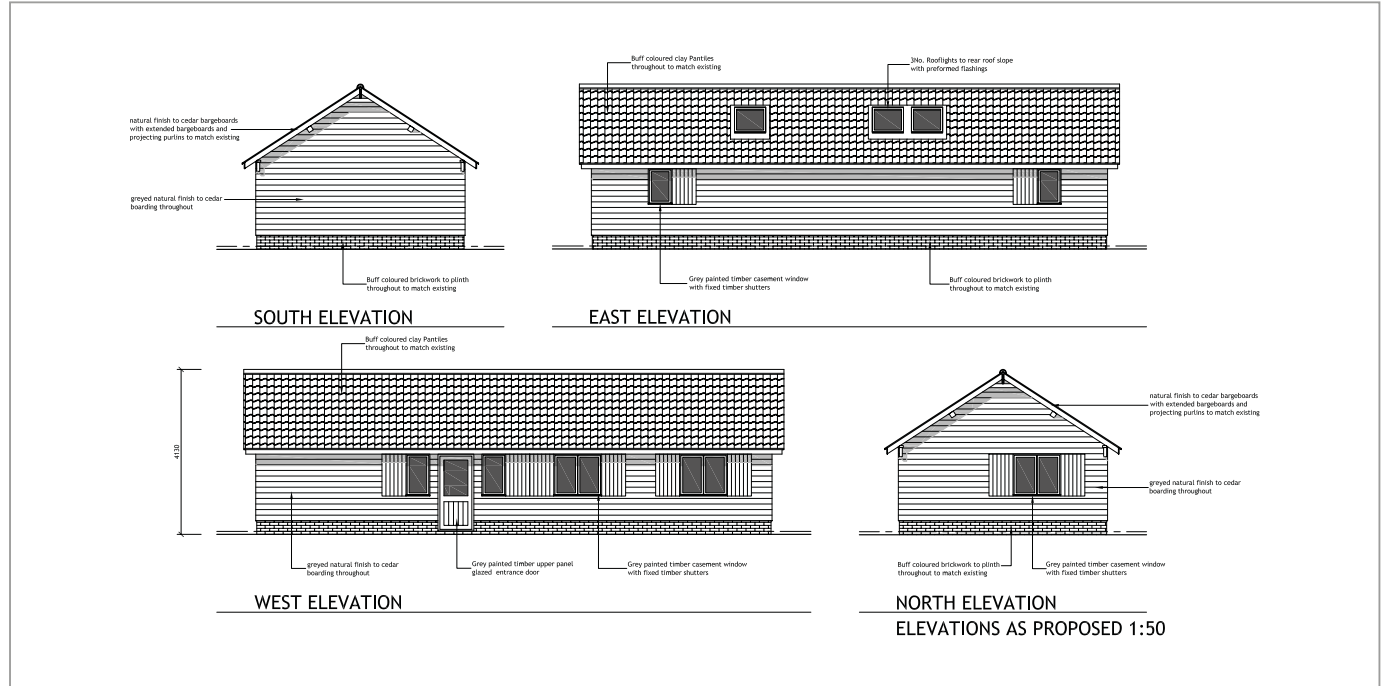
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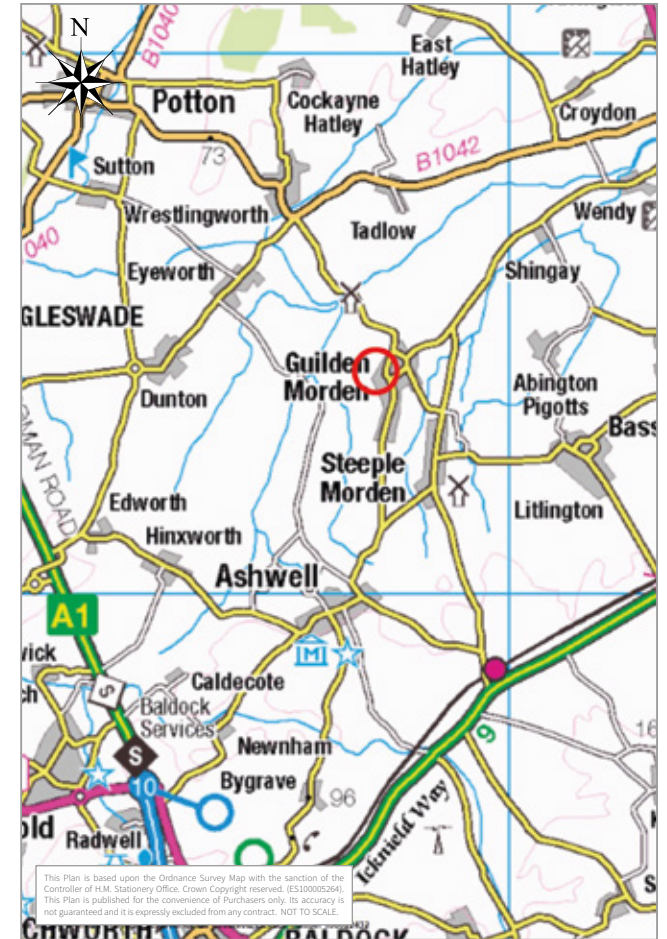
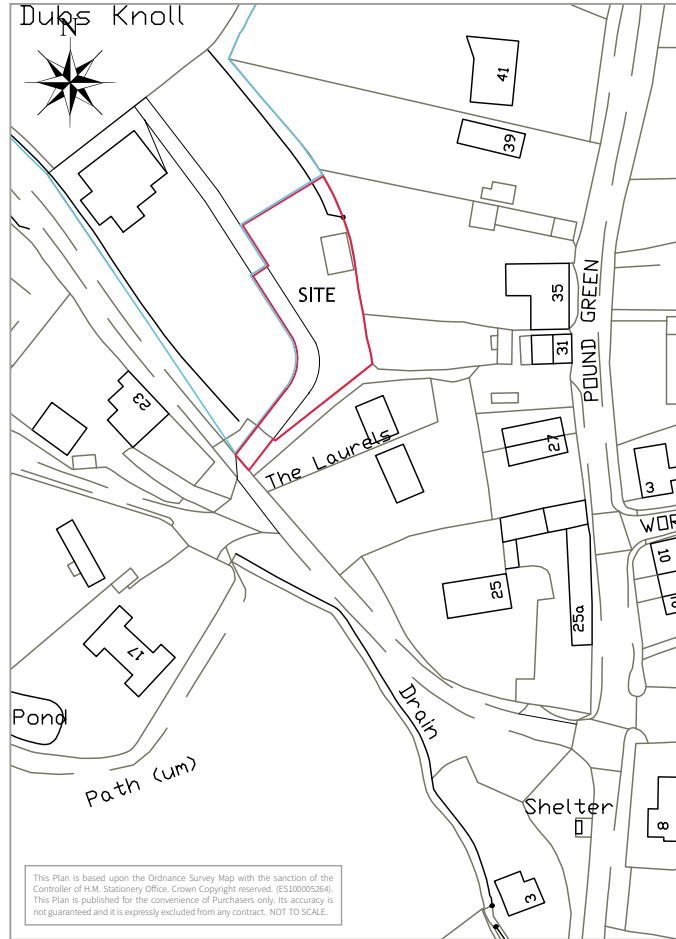
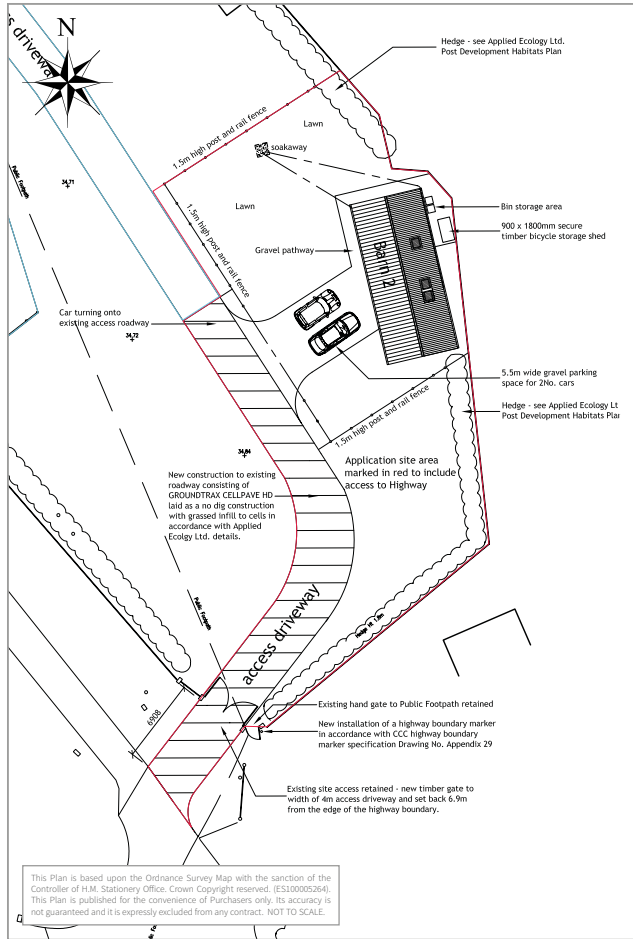
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