



Three individual development plots with full planning

Plot 1, 2 & 3, Green Farm, High Street, Toseland, St. Neots, Cambridgeshire, PE19 6RX

Guide Price £1,800,000 Freehold





Fantastic development opportunity with full planning • Set within approximately 5.65 acres • Surrounded by open countryside • Three individual plots within the planning

Local information

Toseland Hall is situated on the edge of the small west Cambridgeshire village of Toseland. Comprehensive facilities are available in the nearby market town of St Neots and the high tech University City of Cambridge is 17 miles to the east.

There are various restaurants and shops in St Neots, as well as several sporting clubs like St Neots Golf Club, Rugby Club and Football Club. Little Paxton is 5.1 miles away, with Paxton Pits Nature Reserve, a 77-hectare nature area with lakes, meadows and woodlands perfect for dog walkers and Paxton Lakes Sailing Club.

St Neots host a market that is held on the second and fourth Saturday of each month, and celebrates local producers and craft makers.

For the commuter there are fast and regular train services available from St Neots station serving London's Kings Cross and the A1 at St Neots is only 3 miles to the west. There are schools for all age groups in the area. For the road commuter, the A1 from Little Paxton is just 4.6 miles away for access to both the North and South which in turn gives access to the A14 to the North and London to the South.

All distances and times are approximate.

About this property

Green Farm offers a unique opportunity to develop this unique site of three barn conversions. The plot is part of the old medieval village of Toseland, and an archeology report once found the remains of old medieval buildings and ditch lines showing the old village boundary.

The site in total extends approximately 5.5 acres and has full planning in place for all three plots along with ownership of main access road from the highway. All the structural engineers drawings have been done for plot 1, 2 and 3 as well as all the drainage and infrastructure drawings. At the time of marketing, plot 3 is on a self build exemption for the CIL.

Plot 1 (bottom right illustration and floorplan) is a striking Grade II Listed barn. The plot extends approximately 0.4 of an acre and has full planning in place (18/00026/FUL) to convert the current barn in to a stunning five bedroom home. The plans have in place for the home to consist of two reception rooms, an open plan kitchen/dining room with a mezzanine level above the kitchen which could be used as a study. There will be five double bedrooms with en suites to main bedroom and guest bedroom. The main bedroom will also benefit from a dressing area. A family bathroom, utility and cloakroom complete in the internal accommodation.



Currently all main structural and foundation work has been completed. All building control fees and all inspections have been carried out, as well as all the planning conditions discharged and fees paid. This now allows any work on the site to commence straight away.

Plot 2 (bottom left illustration and floorplan) is again a substantial barn conversion set within a plot of approximately 0.3 of an acre. Full planning is again in place for the build (21/01292/FUL) which would create a five bedroom home with a one bedroom annexe.

The plans that are laid out have on the ground floor, two separate living areas, kitchen, dining room, study and a utility room with cloakroom. On the first floor there are five bedrooms with four bedrooms having the benefit of en suites and the main bedroom also includes a dressing area. The internal accommodation in the main house is completed by the family bathroom.

In addition the plot has the benefit of a separate one bedroom annexe, with a en suite bedroom and open plan living area.

Agents Note for Plot 2 - There is still £8,786.16 outstanding to pay on the CIL (Community Infrastructure Levy)

Plot 3 (top illustration and floorplan) is the largest of the new builds and also incorporates the remaining land which extends to approximately four acres. Full planning is in place for the plot (21/01283/FUL) allowing for four bedroom property with a two bedroom annexe.

The current plan lay out the accommodation over three floors in the main house and a single storey annexe. On the ground floor of the main house there is a kitchen/family room, snug, dining room, utility room, gun room, gym with wet room and cloakroom. On the first floor there are four bedrooms, three of which have en suites and the main bedroom also includes a dressing area. The family bathroom completes the first floor accommodation. The second floor houses the plant room and walk in storage area.

In addition the plot has the benefit of a separate two bedroom annexe, with a en suite bedroom and open plan living area. The boundaries of the plots could be changed to increase the garden sizes of each plot.

Tenure

Freehold

Local Authority

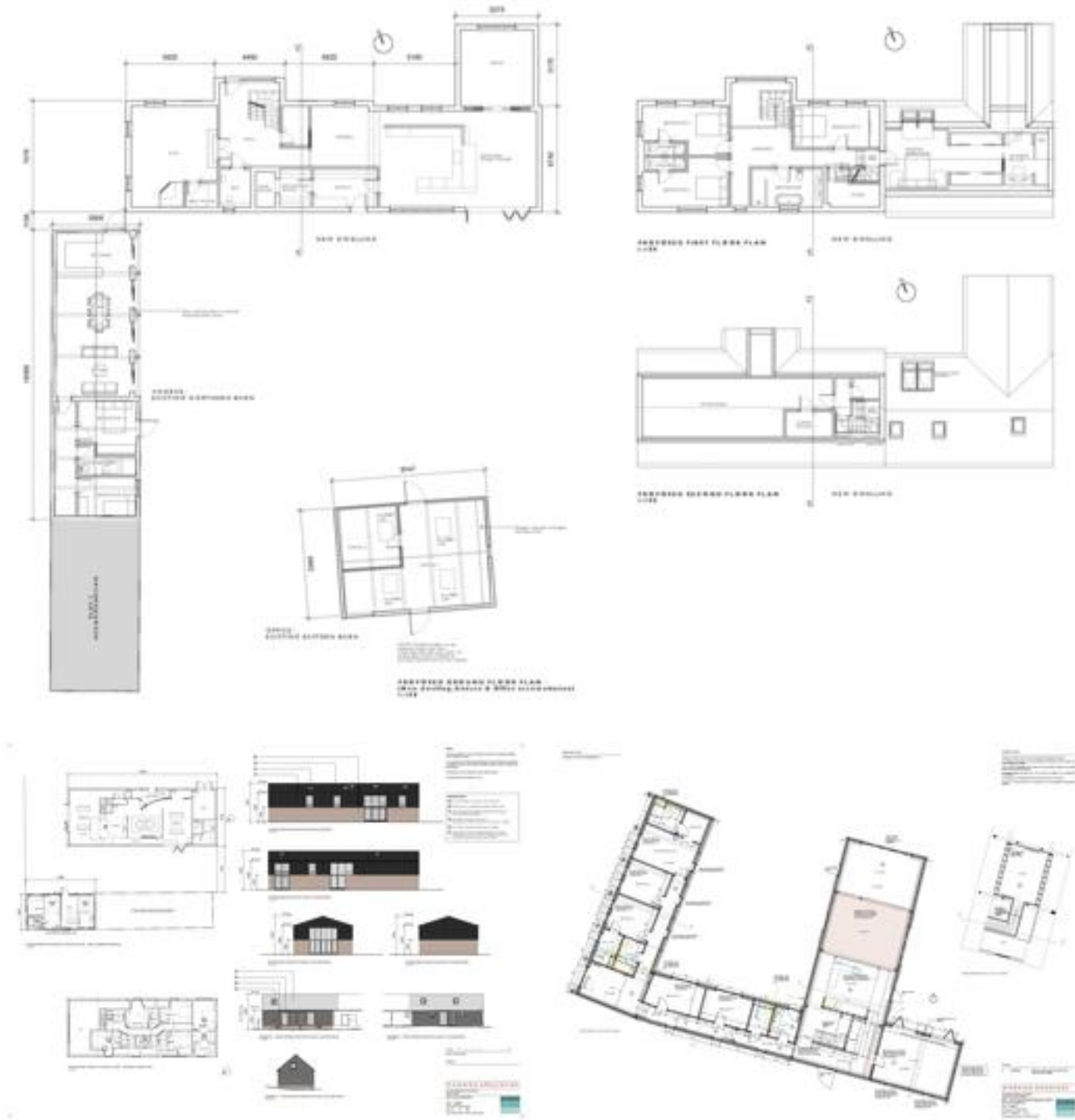
Huntingdonshire District Council

Energy Performance

EPC Rating = NA

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills





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