

# FOR SALE or TO LET

## Buildings at Biggin Farm, Newmarket Road, Fordham, CB7 5LL

A collection of 3 traditional buildings formally used for stabling and storage comprising a total of approximately 756m<sup>2</sup> (8138ft<sup>2</sup>) for development for employment uses (subject to planning)

• NEWMARKET: 4 MILES • ELY: 10 MILES •



**BRYANT**  
LAND & PROPERTY



# FOR SALE or TO LET: Buildings at Biggin Farm, Newmarket Road, Fordham, CB7 5LL

## Location and Directions

The buildings are located with access to the Newmarket Road leading to A142. Next to the LGC Science park.

## Description

The buildings comprise 3 separate units:

**Building 1:** 12m x 5.5m brick under pantile roof with weather board eaves

**Building 2:** 30.8m x 11.6m Stone and brick walls under slate roof. (An area roof has been removed)  
(With adjoining stable of stone and brick under tile roof)

**Building 3:** 24.4m x 9.1m Stable block of blockwork construction with weatherboarding over under tile roof housing 12 stables

## Planning

The property lies in the area covered by East Cambridgeshire District Council. Potential purchasers must satisfy themselves on all planning and potential planning for the site. East Cambridgeshire District Council planners have indicated the buildings might be suitable for Employment uses including B1, B2, B8, Tourism, Holiday lets, Outdoor recreation or community-related uses.

## Tenure and Possession

The property is freehold with vacant possession upon completion.

## Services

Mains water and electricity are connected on site but a new occupier would be required to install their own independent supplies from the existing house supply at Biggin Farm.

## Wayleaves, Easements, Covenants & Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way, whether or not disclosed.

## Local Authority

East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely CB7 4EE. **Telephone:** 01353 665555

## Safety

All viewers should be as vigilant as possible when inspecting the site for their own personal safety, especially in the vicinity of the outbuildings.

## Plans, Areas and Schedules

These are based upon the Ordnance Survey National Grid and are for reference only. The purchaser(s) will be deemed to have satisfied themselves of the land as scheduled.

## Terms

The site is offered as a whole on flexible terms for sale or to rent where expressions of interest are invited for any of the possible



uses stated earlier in these particulars. The terms will take into consideration the conversion costs whether as a tenant or purchaser.

## VAT

In the event that Value Added Tax becomes payable in respect of the property, or assets sold to the purchaser(s) in addition to the consideration, will pay the vendor the full amount of such Value Added Tax.

## Viewing

All viewing will be strictly by appointment only through Bryant Land and Property.

## Contact

Jim Bryant at Bryant Land and Property

**Tel:** 01223 842675

**Email:** jim@bryantlandandproperty.com

**Address:** Manor Farm, Manor Rd, Little Shelford, Cambridge, CB22 5HF

## Agents Notes

Bryant Land and Property, for themselves and for the sellers of this property, whose agents they are, give notice that:

- 1) The particulars are set out as a general outline only and for the guidance of intended buyers and do not constitute nor constitute part of an offer or contract.
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