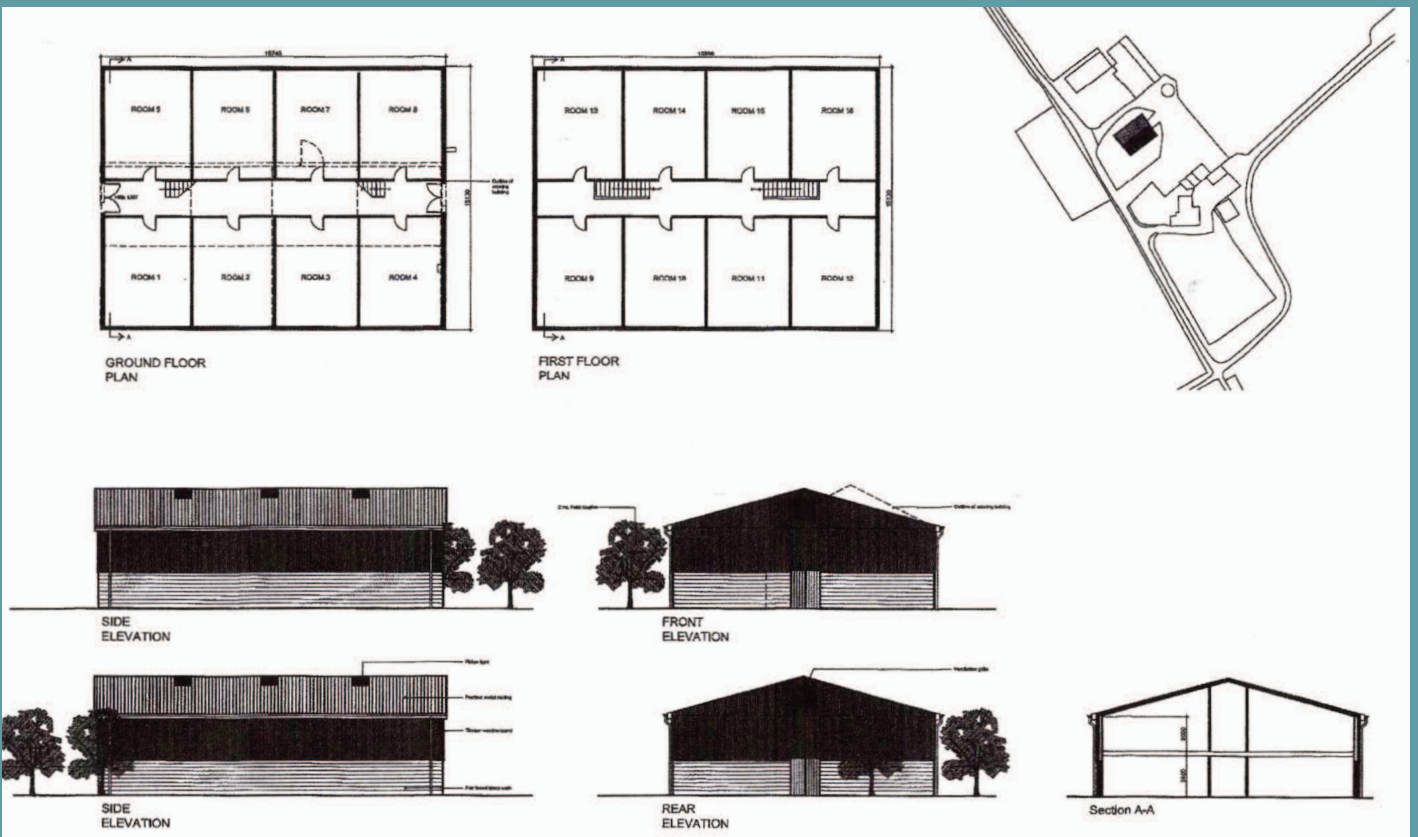


FOR SALE or TO LET

Barn at Bird Pastures Farm, St. Neots Rd, Dry Drayton, CB23 8BE

A Sui Generis building formally used for insect breeding available for development for employment use (subject to planning) consisting of a building 19.5m x 15m .

- CAMBRIDGE 9 MILES
- ST. NEOTS 11 MILES
- OLD A428 JUNCTION ½ MILE



FOR SALE or TO LET:

Barn at Bird Pastures Farm, St. Neots Road, Dry Drayton, CB23 8BE

Location and Directions

The building is located at Bird Pastures Farm next to the current Equestrian Yard. A narrow single track road leads off the old A428. Additional single track access via Battlegate Road is also given from Boxworth to the north.

Description

The property gross external area extends to 292.5 m² (3148ft²) 5.5m (18ft) to eaves. Inside there is a mezzanine floor. The ground and first floors have been sub divided into a total of 16 individual rooms. The building is constructed of steel portal frame, Blockwork walling with timber weatherboard and profile metal walls over and profile metal roof.

The building is insulated and had an electric heating system for insect breeding.

Planning

The property lies in the area covered by South Cambridgeshire District Council. Potential purchasers must satisfy themselves on all planning and potential planning for the site. Advice from South Cambridgeshire District Council planners has indicated the building might be suitable for low key B8, B1a office use or B1b research and development.

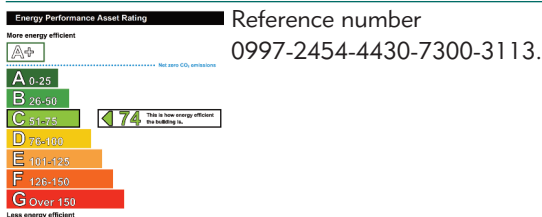
Tenure and Possession

The property is freehold with vacant possession upon completion.

Services

Mains cold water and 3 phase electricity are connected. There are no W/C facilities.

Energy Performance Certificate



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

South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Park, Cambridge, Cambridgeshire, CB23 6EA. Telephone: 0345 045 5215

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.
- 2) All descriptions, dimensions, references to conditions, necessary permissions of use and the occupation and other details are given without responsibility and any intending buyers should not rely on them as a statement or representations of fact, but must merely satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No member of or person in the employment of Bryant Land and Property has authority to make or give any representation or warranty whatsoever in relation to this property.
- 4) The text, photographs, measurements and plans are for guidance only and are not necessarily comprehensive. No assumption should be made that the property has all necessary planning, building regulation or other consents.

Bryant Land and Property
Jim Bryant
Manor Farm, Manor Road, Little Shelford, Cambridge, CB22 5HF
T +44 (0)1223 842675
E jim@bryantlandandproperty.com
W www.bryantlandandproperty.com