

FOR SALE or TO LET

Grain Store at Town Farm, Tinkers Lane, Kingston, Cambs CB23 2NW

Modern grain store building available for potential development for employment use (*subject to planning*) located on the edge of the attractive village of Kingston

- CAMBRIDGE: 9.5 MILES
- ROYSTON: 11.5 MILES
- ST NEOTS: 14 MILES



BRYANT
LAND & PROPERTY

Location and Directions

The building is located adjacent to Tinkers Lane a short distance from the centre of Kingston Village. From the west take the B1046 after leaving the village of Toft, after about 0.75 of a mile turn left signposted to Kingston. Follow the road known as The Green through the middle of the village and after Field Road Tinkers lane forks left. The barns are located a short distance further on the left.

Description

The building comprises a modern grain store of steel frame construction with grain walling to over 2m, corrugated fibre cement roof and side cladding. Divided into two bays by central air tunnel. Harwood and mesh drying floor. Two roller shutter doors to front. Ventec fan system with Harvest automatic constant humidity controller. (If required the central air tunnel could be removed the floor levelled which would then provide one single open span building)

To the front of the building there is a concrete apron providing limited parking and access to the highway.

The building offers a total gross external footprint of approximately 354.2m² (3813ft²) eaves height approximately 6m (20ft). Providing excellent secure practical storage space.

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. The barn is currently an agricultural building and is offered for some form of potential employment use (subject to planning).

Planning application reference S/3696/17/FL granted consent for a new site access to the building straight off the public highway. A contractor has been engaged to construct a new dropped kerb access. The new owners will be required to complete the access from the road side to the barn.

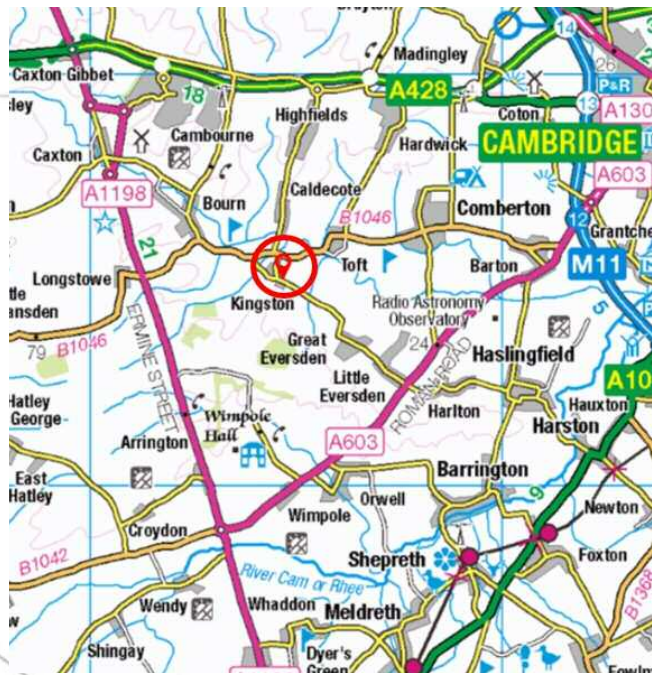
Tenure and Possession

The property is freehold with vacant possession upon completion.

Services

There are no services currently connected to the buildings, but sockets and spotlights are installed. Any potential purchaser or tenant would need to make their own arrangements for connections of new services which are located nearby.





Kingston

Existing site layout plan

1:250@A2 July '19 21860_06

FOR SALE or TO LET

Grain Store at Town Farm, Tinkers Lane, Kingston, Cambs CB23 2NW

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. The building is for sale subject to a covenant restricting the use for agriculture or employment purposes only (variation to this could be available by separate negotiation).

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 building.

Terms

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

