

FOR SALE:

Development site for 2 dwellings

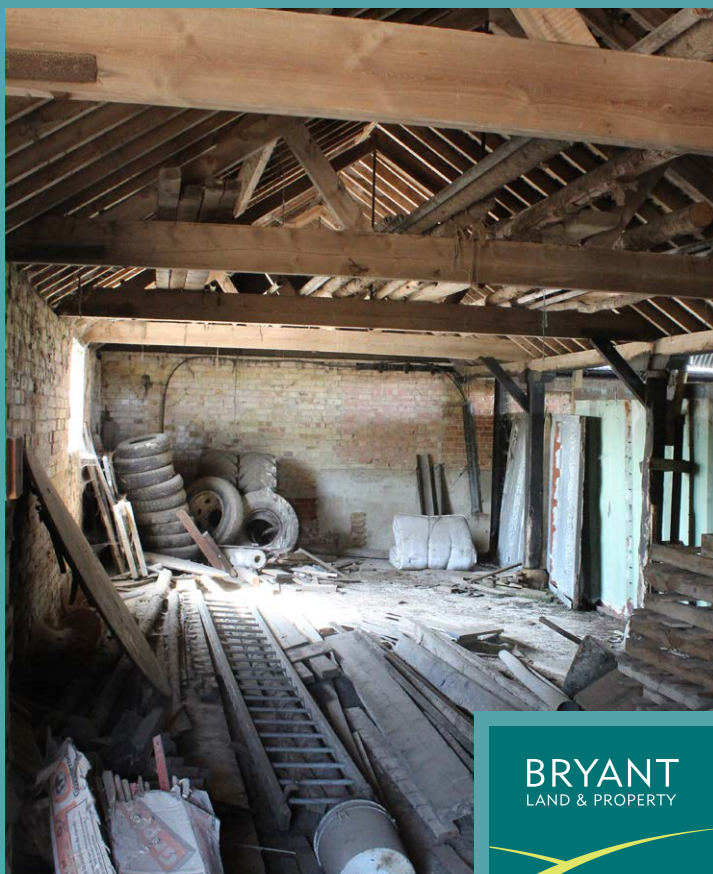
Town Farm, Tinkers Lane, Kingston, Cambridgeshire, CB23 2NW

A rare development opportunity in an attractive popular south Cambridgeshire village for conversion of range of traditional single storey brick and slate former farm buildings into 2 dwellings.

Unit 1: Site area 575m² Gross internal area 212m² | **Unit 2:** Site area 620m² Gross internal area 195m²

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

Cambridge station (London Kings Cross 54 minutes or Liverpool St 72 minutes) | Royston station (London Kings Cross 36 minutes)



Location and Directions

The buildings are located adjacent to Tinkers Lane a short distance from the centre of Kingston Village.

From the East 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 on the edge of the village.



Description

The Barns comprise part of the former farm yard. Part of which has already been converted to three residential properties.

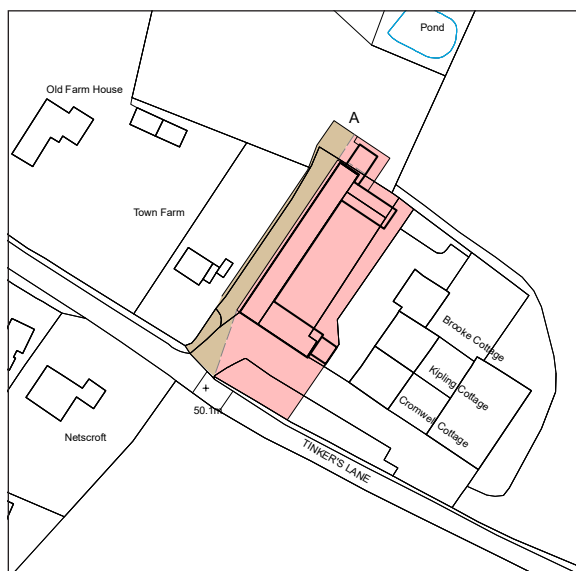
The buildings on the site for sale currently comprise a traditional single storey range of red brick under slate roofs and a large steel portal frame open fronted general purpose building. The existing buildings offer a total footprint of approximately 779m² (8385ft²)

To the front of the buildings there is a hard standing area and grass area that fronts Tinkers Lane.

Planning permission has been granted for the development of two 3/4 bedroom single storey dwellings with private courtyard gardens as shown on the plans attached to these particulars

Access

Access is via a right of way onto Tinkers Lane shared with adjoining properties as shown coloured brown on the sale plan. The buyer will be required to construct the new access of the right of way area strictly in accordance with the approved planning drawings and will assume full responsibility for complying with all planning conditions at its cost following completion of the sale and shall indemnify the seller for any breaches.



Planning

The property lies in the area covered by South Cambridgeshire District Council. Planning permission reference number 20/04355/FUL granted permission for conversion of existing barns from agricultural use to two dwelling houses Resubmission of S/3033/19/FL. Full details of the application are available on the South Cambridgeshire District Council website planning portal. The buyer will be responsible for complying with all planning conditions at its own cost once the planning consent is implemented.

Tenure and Possession

The property is freehold with vacant possession upon completion.

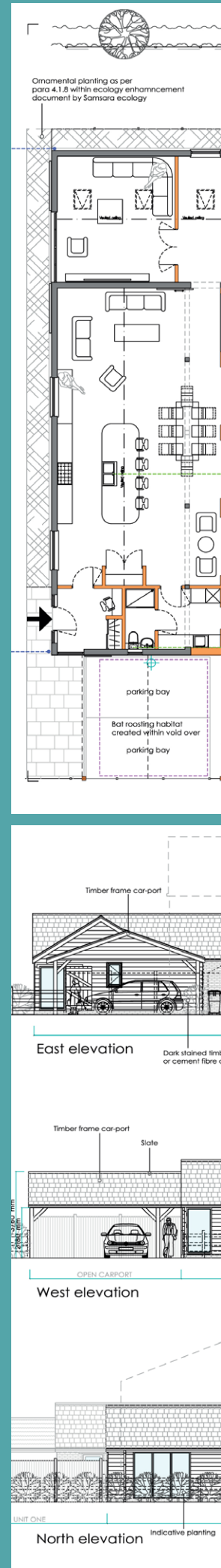
Services

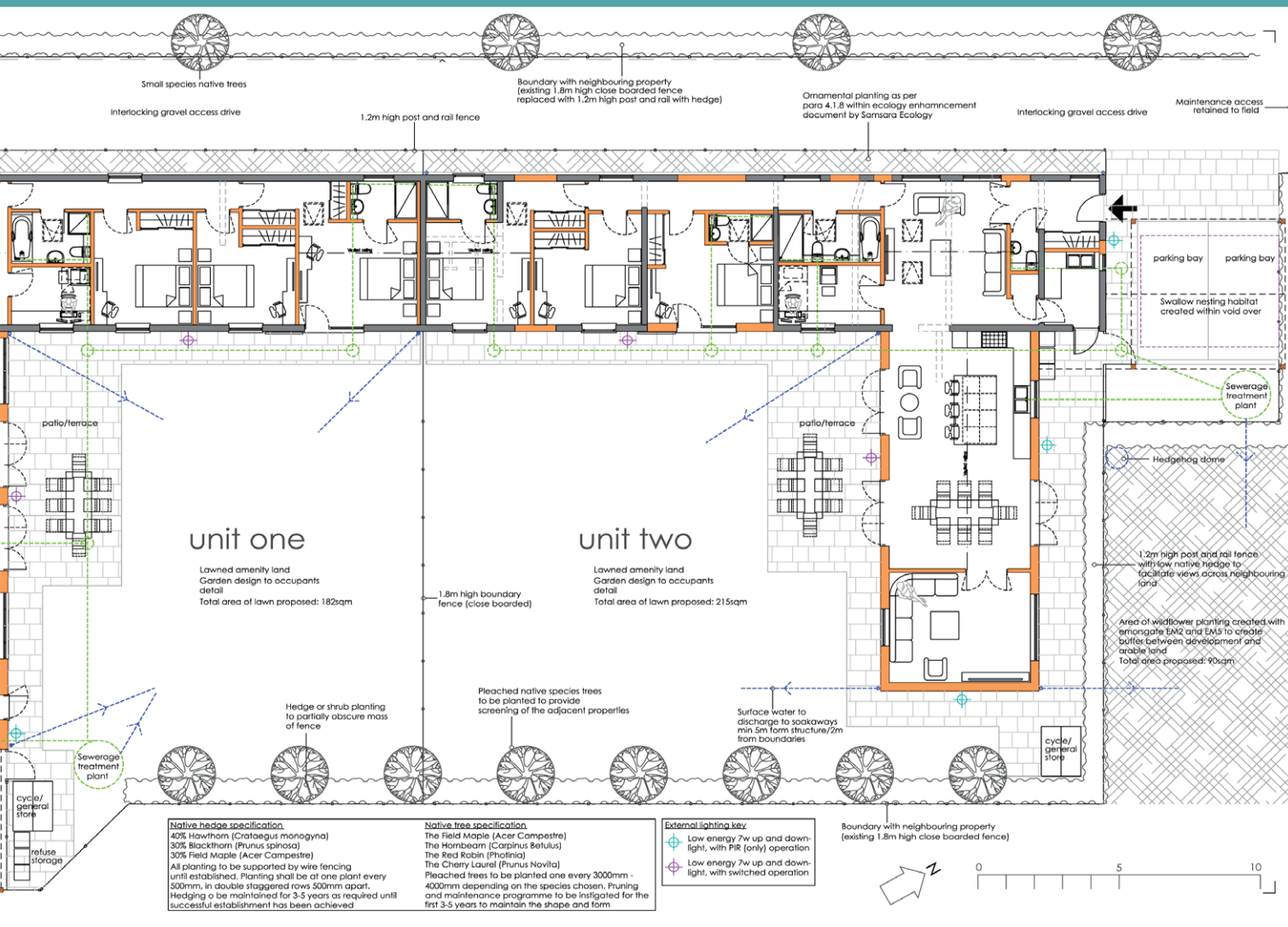
There are no services currently connected to the buildings. Any potential buyers would need to make their own arrangements for connections of new services in accordance with the relevant statutory providers and the existing planning permission. The current planning permission provides for a private sewerage treatment plant. The buyer will be granted other necessary rights over the retained land for the laying of drainage, electricity, data and other service in positions to be agreed by the seller acting reasonably and thereafter the right to use such services in connection with the use of the Property for 2 residential dwellings

Wayleaves, Easements, Covenants and 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 buyer will be granted a right of access over the shared access (coloured brown on the attached sale plan) way initially for construction traffic only, once the access has been constructed in accordance with the planning permission then for all purposes in connection with the use of the Property for two





residential dwellings

The buyer will be required to erect the fencing in accordance with the planning drawings and to erect at point A on the sale plan a 4.5m timber five bar gate to match the post and rail fencing. In addition a 1.2m post and rail fence to match that specified in the planning permission to the front boundaries. (A plan is available from the selling agents) Any hedging planted or gates constructed will be limited to no greater than 2m high)

The buyer and its successors will be required to contribute 50% (i.e. 25% per residential unit) of the costs of maintaining the access drive and the hedge to the west of the access drive and other shared services. The sellers will undertake to limit the western hedge to no greater than 2m high.

All positive obligations on the buyer will be secured by a restriction against dealing to ensure successors covenant directly with the seller to comply with any such obligations. To comply with the necessary ecological measures in condition 8 of the planning permission as outlined in the Ecological Enhancement Plan the seller and their successors of the retained land will grant the buyers access to install the necessary Owl box and such other measures to comply with that plan and will retain responsibility for the cutting regime of the Wildflower meadow area. The maintenance cost of this area will be shared in the same way as the access track.

There will be a restrictive covenant on the property preventing any openings above ground floor level (other than roof lights) should the buyer wish to vary the current planning permission.

Boundaries

The seller and the sellers agent will do their best to be specify ownership of all boundaries but will not be bound to determine these. Interested parties will have to satisfy themselves to the ownership of all boundaries.

Local Authority

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

Health & Safety

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

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.

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.

Method of Sale

The property will be sold by private treaty. The seller is seeking offers which are made on an unconditional basis with buyers having satisfied themselves on all planning matters

Viewing

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

Contact

Jim Bryant at Bryant Land and Property

Telephone: 01223 842675

Email: jim@bryantlandandproperty.com

Address: Manor Farm, Manor Road, Little Shelford, Cambridge, CB22 5HF

Agent's Note

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.
- 5 Prospective buyers will be asked to produce identification of the intended Buyer and other documentation in order to support any conditional offers submitted to the sellers. Bryant Land & Property accepts no liability of any type arising from your delay or others lack of co-operation. We may hold your name on our database unless you instruct us otherwise.



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