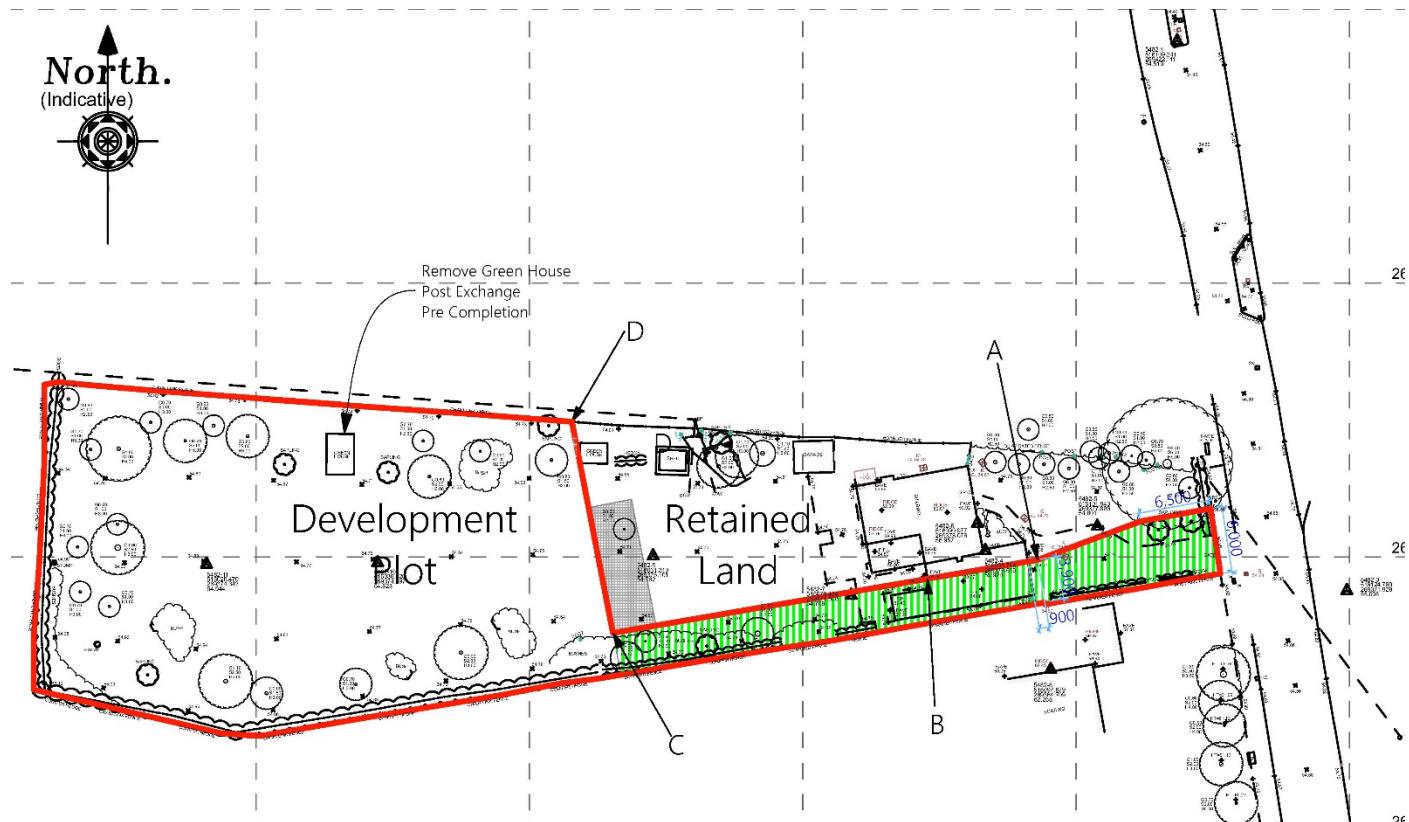




01480 213811 | simon.harvey@brown-co.com



FOR SALE

Land R/O 36 Breach Road, Grafham, Huntingdon, PE28 0BA

GUIDE PRICE: £275,000

- Site Area – 0.206 Ha (0.51 Acres)
- Outline Planning Permission & Detailed Reserved Matters Approval for a Detached Single Storey Dwelling
- Garden Plot with Open Views on the Edge of Village Location
- Convenient Transport Links via A14 and A1(M)



Graffham

The well regarded village of Graffham is located south west of the Cambridgeshire town of Huntingdon. St Neots and Huntingdon provide rail links to London's Kings Cross with Convenient road links via the A1 (M) and the A14. Graffham is served by bus routes to the local towns and schools. The nearby village of Kimbolton, home of one of the area's leading private schools and the Kimbolton Primary Academy offers many local shops and restaurants and further amenities. Graffham is best known for the Graffham Waters reservoir, a popular family destination for water sports enthusiast, cyclists and walkers.

The Plot

The plot is located to the rear of 36 Breach Road and is formed from part of the large garden of the existing dwelling.

Part of the access will be shared with 36 Breach Road and will be subject to the demolishing of the existing garage and other works by the buyer. The overall plot is 0.206 Ha (0.51 Acres) and benefits from being level land with open rural views beyond the wide northern boundary. This plot offers an exciting opportunity to both developers and those wishing to build their own home in a rarely available village location.

Planning History

The plot benefits from Outline Planning Consent granted at appeal on 17th February 2017 Ref: 16/01106/OUT for the erection of a single detached dwelling with all matters reserved, including layout and scale.

An application was made to renew the above Outline Planning Consent in Aug 2019 Ref: 19/01667/OUT.

Due to the renewal not being determined prior to the expiration of the original planning consent, a Reserved Matters application was submitted for the original Outline Planning Consent in February 2020 Ref: 20/00272/REM.

The Outline Planning Consent Ref: 19/01667/OUT was later approved on 5th March 2020.

The Reserved Matters Application Ref: 20/00272/REM was also approved on 22nd May 2020.

The property therefore has planning permissions via two separate applications. The approved reserved matters for the original outline planning consent for a single storey dwelling, plus the new outline consent.

A Property Information Pack is available on request, including relevant plans, survey reports and associated technical planning documents.

Access

36 Breach Road will reserve a right of access over the new driveway coloured green on the red line plan. This will provide access to a new garage which will subsequently be constructed to the rear of the garden for 36 Breach Road.

The purchaser will be obligated to complete the access and part of driveway (coloured green Plan A) within 12 months from completion.

Community Infrastructure Levy

It is understood the plot will be subject to a Community Infrastructure Levy (CIL) as adopted by Huntingdon District Council, however,

please note that self-builders/custom builds can be exempt from any CIL obligation.

It should also be noted that S106 liabilities/costs will not be applicable to this plot subject to development as per the existing planning.

Services

It is understood that mains services are available to the site and drainage is to the public sewers. Prospective purchasers will however be expected to satisfy themselves as to the availability and adequacy of the supplies by making their own enquiries to the relevant service company/authority.

Price

Offers are invited – **Guide Price: £275,000.**

Overage

In the event more than one dwelling is achieved on the site, an overage will be payable which will be 50% of the increase in value of the site.

In the event the single dwelling exceeds 2,500 sq ft floor area (excluding garage) an overage will be payable at a level to be agreed on the increase in value achieved.

Demolition of Garage & Works

The purchaser will be obligated to demolish the existing garage at No. 36 and make good the adjoining wall to the existing dwelling.

The purchaser will erect a lean-to outbuilding constructed from two skin brickwork with a cavity measuring 1.9m wide x 6m long along the gable end of the existing dwelling. The outbuilding will contain an access door at the east and west ends and a single window in the south elevation. The south elevation will adjoin the boundary to the access road.

All the above works are to be completed within a time period to be agreed.

Driveway Treatment

The driveway coloured green on the plan is to be constructed and maintained by purchaser with good quality materials to a specification suitable for the intended use and should be of bound or block paving type. Full details to be approved by the vendor prior to commencement of works.

Boundary Fence

There will be an obligation to erect and maintain a 1.8 close boarded timber fence between points B-C, C-D as marked on the red line plan. Full details to be approved by the vendor prior to commencement of works.

Viewing & Further Information

Viewing is strictly by appointment only.

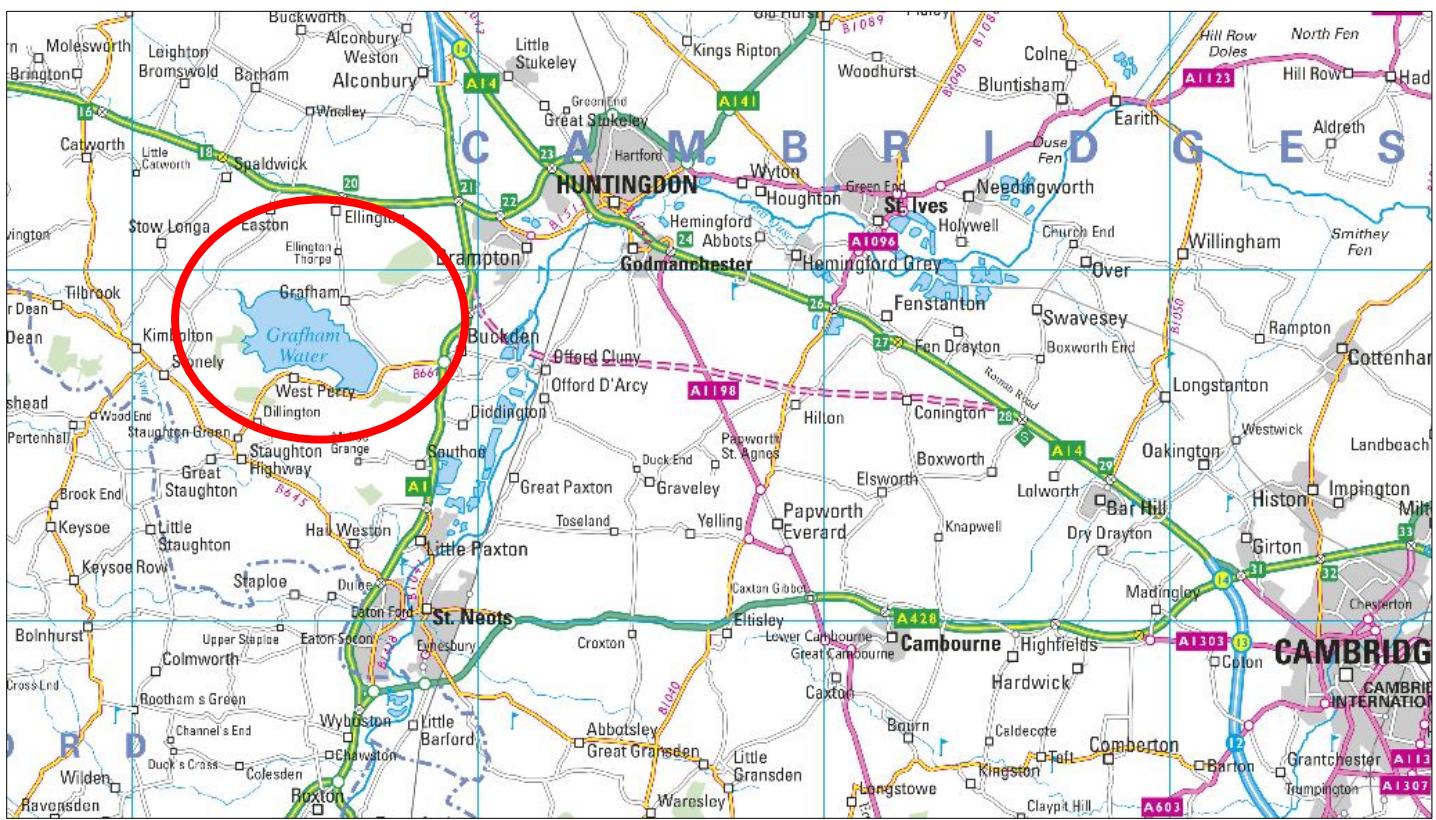
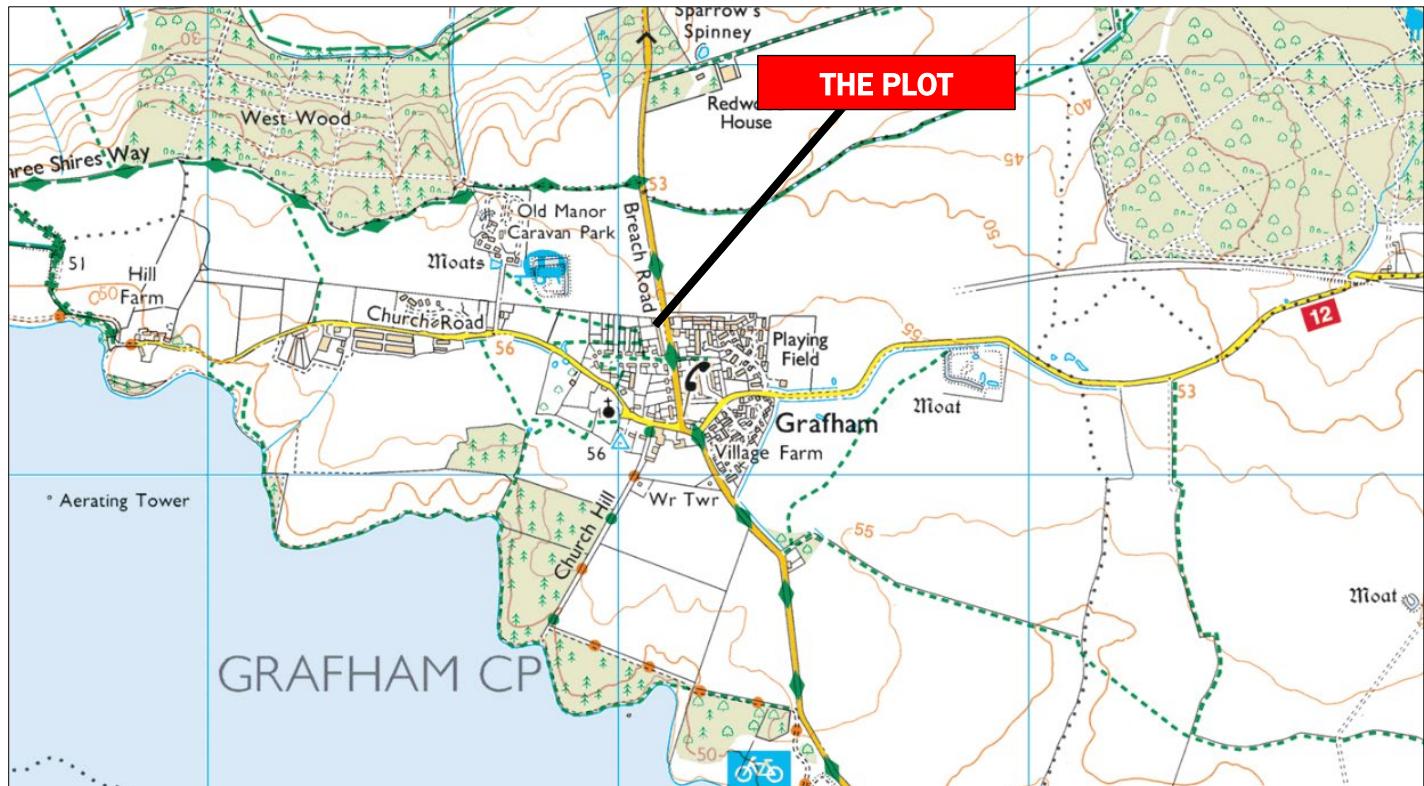
Brown & Co Barfords

The Fairways
Wyboston Lakes
Great North Road
Wyboston
Beds
MK44 3AL

Simon Harvey
01480 213811

simon.harvey@brown-co.com





IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use, past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.