



Great Parlow Close, Offord Road, Graveley, St. Neots, Cambridgeshire, PE19 6PR

CHEFFINS

Great Parlow Close

Offord Road,
Graveley, St. Neots,
PE19 6PR

- 3 Bedroom Detached House
- Extensive Range of Former MOD Buildings
- Set within 5.24 acres (2.12 hectares)
- Council Tax Band - D
- Freehold with Vacant Possession on Completion

Great Parlow Close, set in 5.24 acres (2.12 hectares) comes with Wartime history, having been the No. 4 Communal Site for RAF Graveley, which was at one time home of the legendary World War II 35 Squadron, part of Pathfinder Force, using Handley Page Halifax aircraft. The property includes a significant number of buildings which formed the Officers' communal facilities, to include dance hall, cinema, kitchens, classrooms, sick quarters, etc.

The property now includes a detached 3-bedroom house, ex MOD buildings and other out-buildings and is offered for sale for the first time since 1973.

3 1 2

Guide Price £850,000





LOCATION

Great Parlow Close is situated in a rural location between the popular villages of Graveley and Offord D'Arcy in the County of Cambridgeshire. Offord D'Arcy is served with a primary school, public house and convenience store. A full range of facilities and amenities can be found at St. Neots (9 Kilometres (5.5 Miles)), Huntingdon (11 kilometres (7 Miles)) and Cambridge (18 kilometres (29 miles)). Mainline rail links are available at St. Neots (London St Pancras 57 Minutes).

RESIDENTIAL DWELLING

A detached 3 bedroom house of brick construction under a concrete tile roof, with a flat roofed single storey rear extension. The dwelling extends to approximately 156m² (1,676.60 ft²).

The house comprises the following:

Porch - 2.35m x 1.88m

W.C. - 1.82m x 0.83m

Hallway - 1.80m x 1.28m

Utility - 3.31m x 2.94m with oil fired central heating boiler and plumbing for washing machine.

Kitchen - 5.16m x 3.68m including pantry with a sink and drainer and a range of wall and base units.

Snug/Dining Room - 4.03m x 2.46m

Main Hallway - 5.11m x 1.87m with staircase to first floor.

Sitting Room - 4.82m x 4.15m with open fireplace and sliding french doors.

Garden Room - 4.26m x 4.24m with sliding french doors to garden.

Landing - 2.76m x 1.73m + 1.15m x 1.08m with shower cubicle and loft hatch.

Main Bedroom - 4.05m x 4.04m with built in airing cupboard and wardrobe.

Bedroom 2 - 4.20m x 2.76m with built in cupboard.

Bedroom 3 - 3.27m x 3.22m

Bathroom - 2.67m x 2.13m with panelled bath, W.C. and basin.

EXTERNALLY

There are grounds extending to 5.24 acres (2.12 hectares) with the area around the house being well kept lawned gardens with a summer house and garden sheds. Beyond is an extensive range of former MOD buildings extending in all to approximately 2,056.01 m² (22,131 ft²). The buildings comprise the following:

Building A - Former MOD washroom and piggery of brick and render construction with concrete floors under a tin roof extending to approximately 270.24 m² (2,908.86 ft²).

Building B - Former MOD theatre building and piggery of brick and render construction with concrete floors under a tin roof extending to approximately 306.82 m² (3,302.61 ft²).

Building C - Former MOD building of brick and render construction with concrete floors under a tin roof together with a timber framed lean-to with asbestos sheet cladding and roofing extending to approximately 56.65 m² (609.78 ft²).

Building D - Former MOD Building of brick and render construction with concrete floors under a tin roof extending to approximately 263.61 m² (2,837.50 ft²).

Building E - Former MOD cinema and projection room of brick and render construction with concrete floors under a part tin and part asbestos roof extending to approximately 164.44 m² (1,770.03 ft²).

Building F - Former MOD Building of brick and render construction with concrete floors under a tin roof extending to approximately 78.42 m² (844.11 ft²).

Building G - Former MOD Sergeants' mess of brick and render construction with concrete floors under a tin roof extending to approximately 295.67 m² (3,182.59 ft²).

Building H - Former MOD Building of brick and render construction with concrete floors under a tin roof extending to approximately 84.59 m² (910.53 ft²).

Building I - Former MOD kitchens of brick and render construction with concrete floor under a tin roof extending to approximately 59.33 m² (638.63 ft²).

Building J - Former MOD Building divided into 5 stable boxes of brick and render construction with concrete floors under a tin roof extending to approximately 121.26 m² (1,305.24 ft²).

Building K - Former MOD decontamination unit of brick construction with concrete floors and concrete roof extending to approximately 186.03 m² (2,002.43 ft²).

Building L - Former MOD Building of brick and render construction with concrete floor under a tin roof extending to approximately 68.68 m² (739.27 ft²).

The buildings also comprise 6 concrete blast shelters and a collection of timber garden sheds, together with a small greenhouse and poly tunnel.

GENERAL REMARKS AND STIPULATIONS

Tenure and Possession

- Freehold with vacant possession on completion.

Outgoings

- Great Parlow Close is in Council Tax Band D.

Sporting, Timber & Minerals

- All sporting, timber and mineral rights are included in the sale insofar as they are owned.

Wayleave, Easements, Covenants & Rights of Way

- The track off Offord Road, which is used to access the property, is a Public Bridleway (107/1).
- The land is sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed.

Local Authority

- Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN.

Postcode

- The residential postcode is PE19 6PR.
- what3words reference: ensemble.retracts.opts

Anti-Money Laundering Regulations

- Buyers will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.

VAT

- The land is not registered for VAT. However, if the sale of the property or any right attached to it is deemed a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the sale price.

Plans and Areas

- Plans attached to the particulars are taken from Promap and are for identification purposes only.

Agents Notes

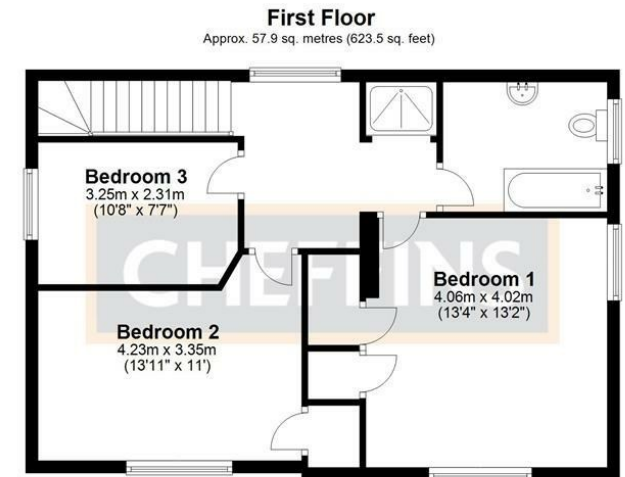
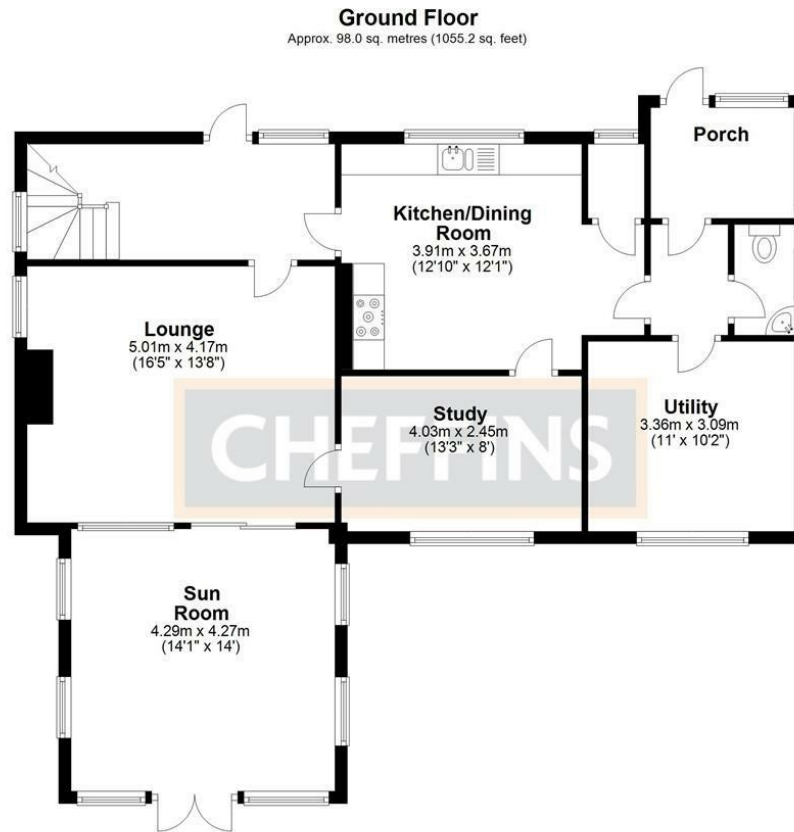
- For clarification we wish to inform the purchaser(s) that we have prepared these sales particulars as a general guide. None of the statements contained in these particulars as to the property shall be relied on as statements of fact. All measurements are given as a guide and no liability can be accepted for errors arising from them. The plan and acreages use gross acreages taken from Promap and are for identification purposes only. The purchaser(s) shall be deemed to have full knowledge of the state and condition thereof and as to the ownership or any tree boundary or any part of the property. If communications, condition of the property, situation or such factors are of a particular importance to you please discuss these priorities with us before arranging an appointment to view. This should avoid a wasted journey.

- For further information please contact Edward Tabner (01353) 654922 or Andrew Amey (01353) 654919.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 156.0 sq. metres (1678.6 sq. feet)

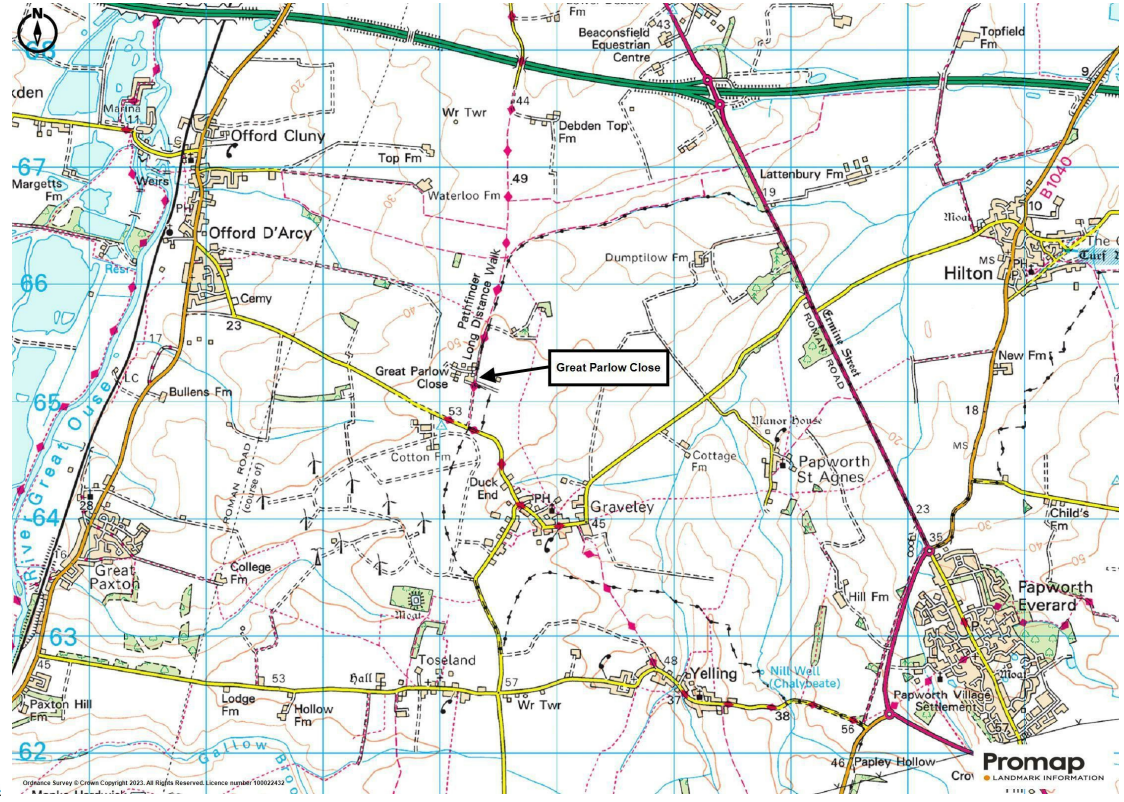
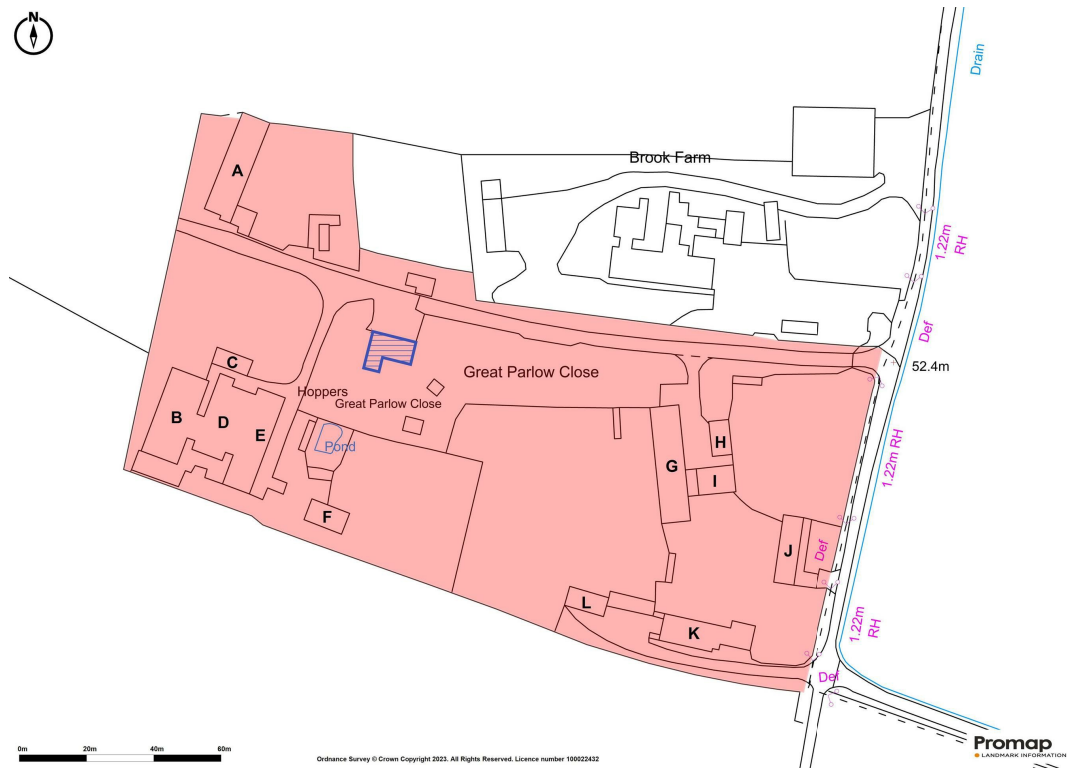
Guide Price £850,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Huntingdonshire District

Council



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.