



Long Drove, Cottenham, CB24 8RL

CHEFFINS

Guide Price £100,000

Long Drove

Cottenham,
CB24 8RL

- Approximately 297.13 sq.m. (3,198.28 sq.ft.).
- Potential for Agricultural or Commercial Use.
- Range of Agricultural Buildings.
- Freehold with Vacant Possession.
- Rural Location.

The property is situated in a rural location to the southeast of Long Drove. Long Drove is a single-track metalled road which links Landbeach Road in the south to Twenty Pence Road in the north. The property is located approximately 1.75 miles to the northeast of the village of Cottenham. Cottenham is a large village served with a range of amenities and facilities to include primary and secondary schools, supermarket, post office, public houses and a range of other independent trading businesses.



DESCRIPTION

The property comprises a range of former agricultural buildings and a primarily grass yard area arranged in a linear fashion extending southeast and set back off Long Drove. The buildings were originally constructed during the 1950's, 1960's and 1970's and comprise:

BUILDING 1

A solid 9" brick construction with a timber framed lean-to roof extending to approximately 45.29 sq.m. (487.50 sq.ft.). The building is roofed with asbestos cement sheets with with poly-carbonate roof lights. The building has a concrete floor and sliding timber loading door.

BUILDING 2

A solid 9" brick construction with a timber framed pitched roof extending to approximately 46.47 sq.m. (500.20 sq.ft.). The building is roofed with asbestos cement sheets with with poly-carbonate roof lights. The building has a concrete floor and sliding timber loading door.

BUILDING 3

A timber framed building with concrete block infill walls and asbestos cladding extending to approximately 120.32 sq.m. (1,295.11 sq.ft.). The roof is mono-pitched and covered with asbestos cement sheets. The building has a concrete floor.

BUILDING 4

A timber framed building with some concrete block infill walls and clad with corrugated steel sheets extending to approximately 85.05 sq.m. (915.47 sq.ft.). The roof is mono-pitched and covered with corrugated steel sheets. The building has an earth floor and has unenclosed bays for loading.

SERVICES

The property is connected to mains water.

OUTGOINGS

None.

TENURE AND POSSESSION

Freehold with vacant possession.

RESTRICTIVE COVENANT

The property is being sold subject to a restrictive covenant restricting the use to Agricultural and Commercial only.

SPORTING, TIMBER AND MINERALS

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

WAYLEAVES, EASEMENTS, COVENANTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed.

The Vendor will retain a right of way over the existing track as shown shaded in brown on the plan for all purposes and at all times to access their retained land.

VAT

The property 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 based upon the Ordnance Survey and are for identification purposes only.

LOCAL AUTHORITY

South Cambridgeshire District Council.

POSTCODE AND WHAT3WORDS

Postcode: CB24 8RL

what3words: ///scope.magnetic.respected

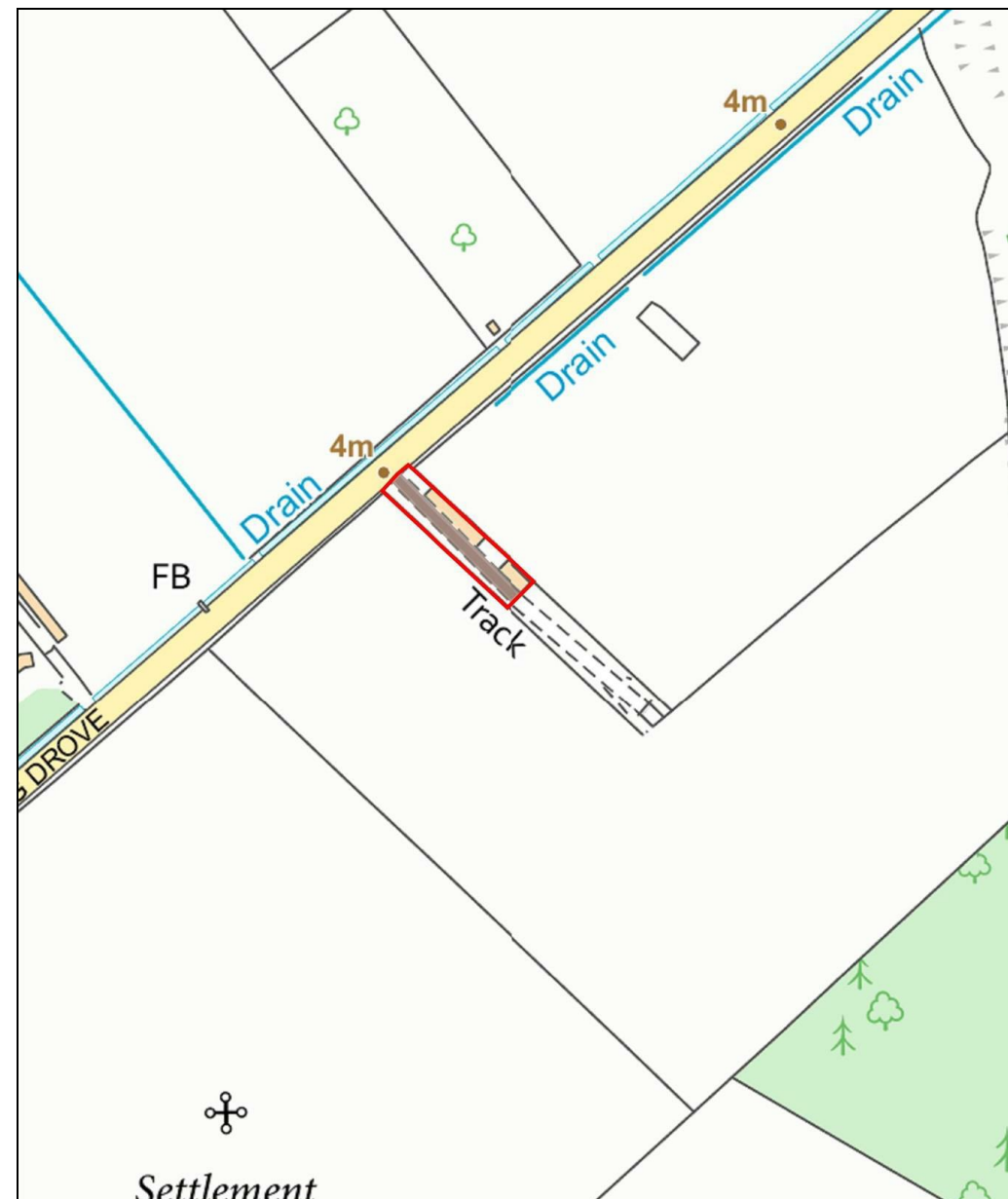
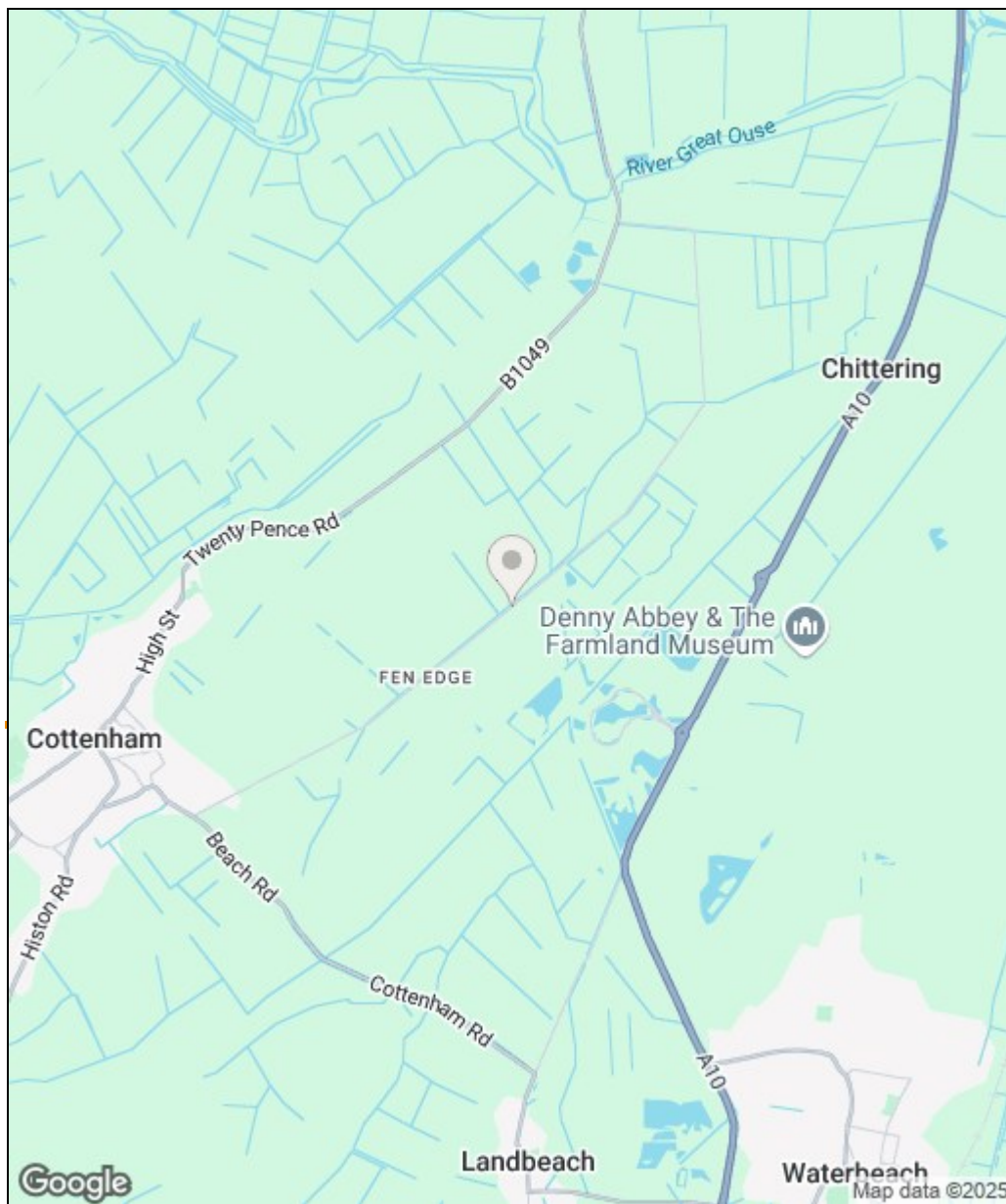
ANTI-MONEY LAUNDERING REGULATIONS

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.

VIEWINGS, ENQUIRIES AND FURTHER INFORMATION

Strictly by appointment with the Selling Agent, Cheffins.

Andrew Amey/ Edward Tabner
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01353 654900 (opt 3)



Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

25 Market Place, Ely, CB7 4NP | 01353 662405 | cheffins.co.uk

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.

