

01480 213811 | stneots@brown-co.com



RESIDENTIAL DEVELOPMENT LAND

Taylors Lane, Buckden, Cambridgeshire, PE19 5UW

GUIDE PRICE: £425,000

- Land with Full Planning Consent for 2 x Four Bedroom Detached Dwellings
- Total Gross Internal Area (GIA) – 410 sq m (4,414 sq ft)
- Total Site Area – 0.3 acres (0.12 hectares)
- Sought After Rural Village Location
- Huntingdon – 5 Miles; St Neots – 5 Miles; Cambridge – 20 Miles

Buckden

The village of Buckden is situated 5 miles north of the market town of St Neots and 5 miles southwest of Huntingdon. The village offers a mixture of both period properties and more recent developments.

The two pubs in the village The Vine and The Lion are popular amongst the locals, with The George Buckden Hotel and Brasserie being a highly regarded location amongst both patrons from the village and those further afield. The village offers a variety of shops including convenience shops, a butcher shop, a barber, a pharmacy, and clothing shops along with a post office, doctors' surgery, village hall and primary school.

The well regarded Kimbolton School is also nearby offering independent day and boarding schooling. Buckden is conveniently located for road links via the A1(M) (North/South) and A14 East/West with Huntingdon Rail Station approx. 4.5 miles away (Peterborough – Kings -Cross).

The Site

The site extends to 0.3 acres (0.12 hectares) and is of predominately level ground following the recent demolition of an agricultural barn. The site boundaries are marked by Heras fencing. The site is located in a sought-after rural village location to the south of Taylor's Lane; a no through road surrounded by open countryside.

Planning Permission

Full planning consent was granted by Huntingdon District Council under application number 20/01614/FUL in February 2021. The buildings were then increased in size under the variation 22/01684/S73 in October 2022. The consent is for the replacement of the existing barn with 2 new dwellings. The approved schedule of accommodation is as below.

Schedule of Accommodation

Plot	Approx Sq Ft	Approx. Sq Ft (including restricted head height)	Approx Sq M	Beds
1	2,100	2,207	205	4
2	2,100	2,207	205	4
Total	4,200	4,414	410	

Access

The proposed access to Plot 1 is via a new driveway off Taylors Lane. The proposed access to Plot 2 is via an existing private driveway which will need upgrading.

Services

It is understood relevant services are available on the site, details of which are provided in the Data Room. 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.

Information Pack

A Development Information Pack is available upon request containing relevant planning documentation, surveys, plans and other relevant information.

Rights, Easements and Restrictions

The land is sold subject to and with the benefit of all public rights and private rights of way, light drainage, overhead cable, and other easements and restrictions or obligations that exist whether the same are described in the particulars.

Community Infrastructure Levy (CIL) & S.106

Huntingdonshire District Council is a Community Infrastructure Levy authority therefore the purchaser will be liable to pay the CIL contribution on the development. The CIL liability notice has been produced and the charge payable will be £6,453.90, unless reduced through a custom/self-build exemption. Please note the scheme is not subject to a S.106 Agreement.

VAT

It is understood VAT is not payable on the sale. However, if the sale of the land or any rights attached to it become chargeable for VAT this shall be paid by the purchaser.

Method of Sale

The property is for sale by Private Treaty.

Boundaries

The buyer will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundaries.

what3words

///buckling.ruin.apart

Health and Safety

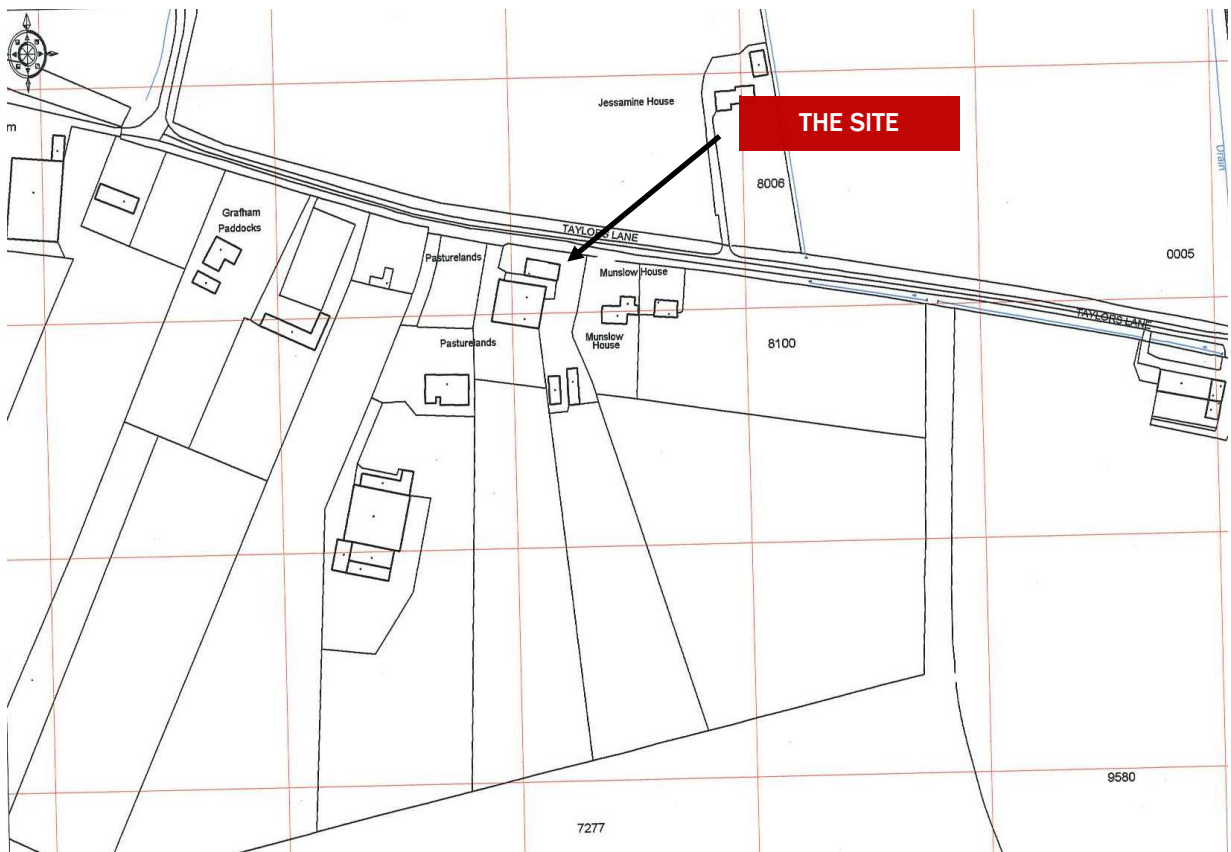
Neither the seller or the agent is responsible for the safety of those viewing the plot and accordingly those viewing the plot, do so at their own risk.

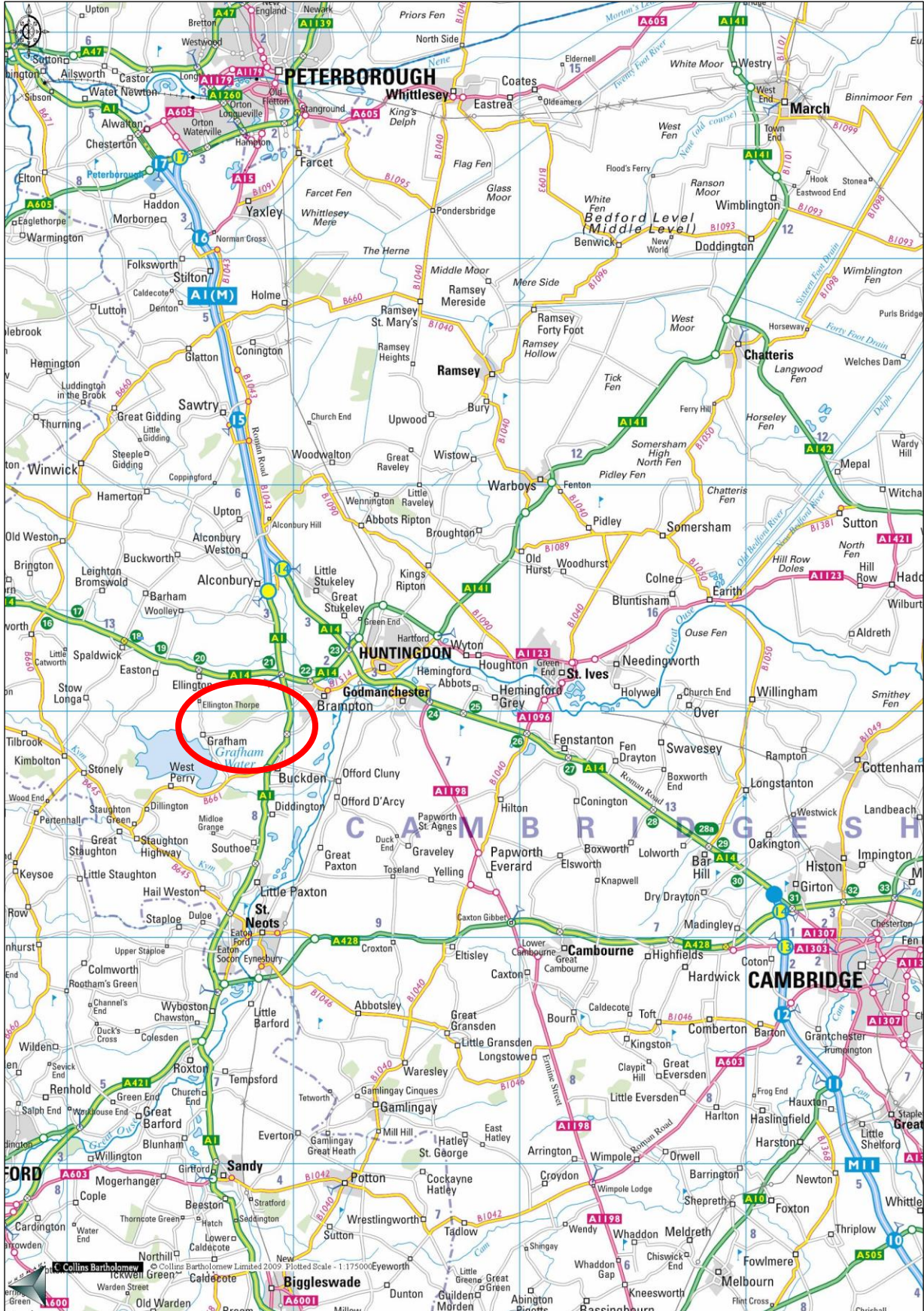
Viewing

Viewings will be **strictly by appointment only** via the Selling Agents.

Simon Harvey
Tel: 01480 213811
Email: simon.harvey@brown-co.com

Anna Ellerbeck
Tel: 01480 598863
Email: anna.ellerbeck@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 or past use of the property, necessary permissions for use and occupation, potential uses and any others 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: The Atrium, St George’s St, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC32092.