



HOUSE WITH RESIDENTIAL DEVELOPMENT LAND

12 Fen Lane, Sawtry, Huntingdon, PE28 5TG

BROWN & CO

EXISTING DWELLING

The existing three-bedroom detached family home extends to approximately 1,621 sq ft (151 sq m) and sits on a plot of 0.15 acres (0.06 hectares).

The Ground Floor comprises an Entrance Room, Reception Room, Lounge, Utility Room, Kitchen, Dining Room, and Downstairs Toilet/ Shower Room. The First Floor offers a Master Bedroom with a Dressing Room, two further Bedrooms and a Family Bathroom.

PLANNING PERMISSION

Outline planning permission was granted on the 31st of January 2022 by Huntingdonshire District Council under planning application no. 21/01196/OUT for the erection of three dwellings. All matters are reserved except access which is approved. The overall GIA is based on 4,435 sqft of accommodation.

INDICATIVE SCHEDULE OF ACCOMMODATION

Unit No.	Assumed No. of Floors	Gross Internal Area (GIA) Sq Ft	Style of Home
1	2	992	Detached
2	2	1,682	Detached
3	2	1,761	Detached
TOTAL		4,435	

BASIS OF SALE

Lot 1 – Plot area 0.15 acres. Detached dwelling offering approximately 1,621 sq ft (151 sq m) of living accommodation. As shown outlined **blue** on the plan. **£375,000**

Lot 2 – Plot area 0.52 acres. Outline Planning for 3x dwelling. As shown outlined **red** on the plan. **£350,000**

Both plots are offered for sale for a Guide Price of **£685,000**

The lots are offered for sale by private treaty.

GENERAL REMARKS

ACCESS

The site is accessed off Fen Lane.

SERVICES

It is understood all mains services are available on Fen Lane.

Purchasers are advised to satisfy themselves as to the availability of such services and make their own enquiries with the relevant suppliers to ensure capacity is adequate for proposed use prior to submitting offers.

INFORMATION PACK

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

RIGHTS, EASEMENTS AND RESTRICTIONS

The site 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 LEVEL (CIL) & SECTION 106 AGREEMENT

Huntingdonshire District Council is a Community Infrastructure Levy authority therefore the purchaser will be liable to pay the CIL contribution on the development as per the local authority guidance. Self-builders or custom builders may be able to obtain an exemption however it is advised interested parties should make their own enquiries with the local authority to satisfy themselves of their CIL liability.

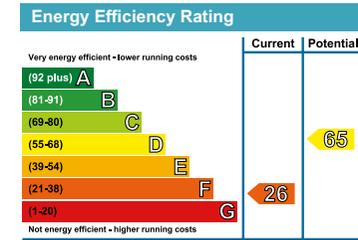
VAT

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 in addition to the contract price.

EPC

The existing dwelling has an EPC rating of F.



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.

LOCAL AUTHORITY

Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN. T: 01480388388.

BOUNDARIES

By appointment only.

WHAT3WORDS

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VIEWING

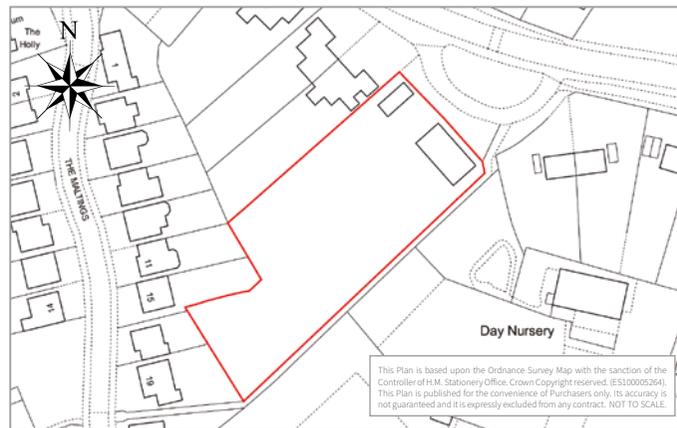
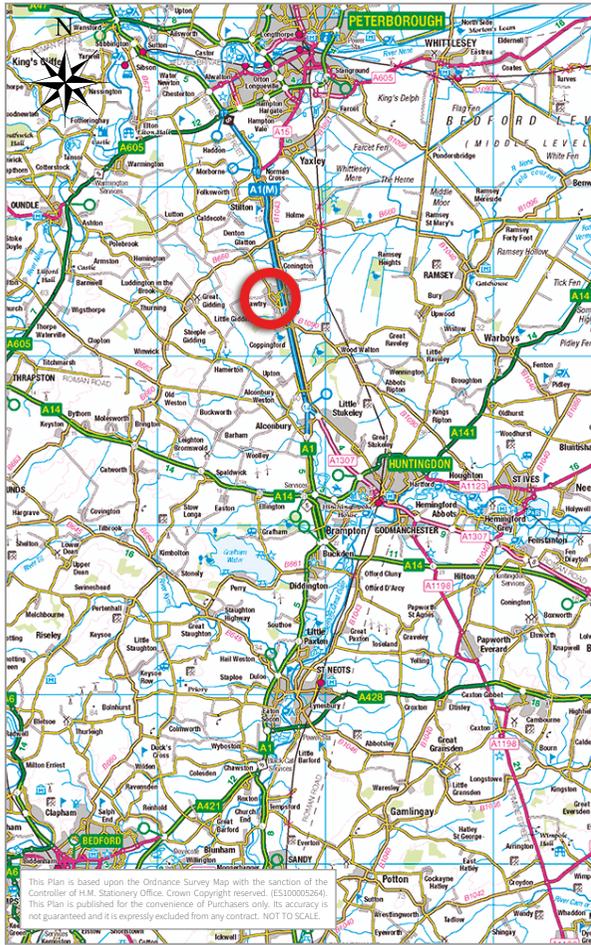
Viewing strictly by appointment only.

SELLING AGENTS

Please contact via email:

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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 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 of 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 Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in February 2023.

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