



FOR SALE - BARN CONVERSION MERTON FARM BARNs, CHURCH END

GAMLINGAY | CAMBRIDGESHIRE | SG19 3EP

- Overall Site Area – 0.182 Ha (0.45 Acres) approximately
- Full Planning Permission for 1 x 4 Bedroom, 1 x 3 Bedroom & 2 x 2 Bedroom Dwellings
- Development Floor Area - 547.78m² (5,897 sq ft)
- High Quality Development Opportunity in a Favoured Rural South Cambridgeshire Village
- Set in the Conservation Area Neighbouring Several Listed Buildings
- Offered for sale by Merton College Oxford
- Cambridge – 17 Miles; Bedford – 16 Miles; Letchworth Garden City – 16 Miles

Guide £700,000 | About 0.45 acres

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BROWN & CO

Property and Business Consultants
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BARN CONVERSION - MERTON FARM BARN

Church End, Gamlingay, Cambridgeshire, SG19 3EP

GAMLINGAY

Gamlingay is a popular and thriving village situated on the B1040, approximately 5 miles from Sandy, and 8 miles south-east of St Neots, both of which are on the main East Coast rail line with journeys into London Kings Cross in under one hour.

The village is conveniently located for access to all parts of the region via the A1 and M11 motorways and is also accessible to the historic City of Cambridge. The village, with a population of approx. 3,500, provides a range of shops and services including Post Office, Co-Op, three public houses, Primary School, Village College and GP Surgery. It is also on the public transport network.

THE SITE

The site is a range of period brick-built barns. The barns are located fronting onto Church End next door to Merton Farmhouse on the east side of the village close to the Grade I Listed St Mary The Virgin Church.

The overall area is approximately 0.182 Ha (0.45 Acres).

PLANNING

Full Planning permission was granted on 14th June 2022 by South Cambridgeshire District Council Ref: 21/00423/FUL.

This scheme is for conversion into four dwellings (1 x 4 Bedroom, 1 x 3 Bedroom & 2 x 2 Bedroom Dwellings) totalling 547.78 sq m (5,897 sq ft) of accommodation over ground and first floors.

The planning permission includes demolition of a lean-to structure (coloured orange on the plan) which will be undertaken by the vendor within 6 months of the sale.

Unit	Approx Sq Ft	Approx m2	Beds
1	1,074	99.79	2
2	767	71.22	2
3	1,395	129.60	3
4	2,661	247.17	4
Total	5,897	547.78	

ACCESS

Access to the property is through the existing farm entrance off Church End. The visibility splays will need to be improved either side of the entrance by altering the corner of one of the barns and a brick wall. The buyer will undertake these works as part of the development. The buyer will be responsible for contributing a fair proportion on demand towards repair, maintenance and renewal of the shared section of the driveway (coloured yellow on the red line plan).

The farm driveway will need to be extended and diverted to accommodate the development. The buyer will be responsible for constructing this section of concrete driveway to an agreed specification (area lined blue on the red line plan).

COMMUNITY INFRASTRUCTURE LEVY & S.106

It is understood there will be no Community Infrastructure Levy payment or any S.106 contributions due under the pending planning permission.

SERVICES

Mains foul sewer, water, gas, electricity and telecoms are believed to be available in the vicinity. Purchasers are advised to satisfy themselves as to the availability of such services and make their own enquiries with the relevant suppliers. However, plans obtained from the utility companies have been ordered and will be available within the information pack once received.

METHOD OF SALE

The property is offered for sale on an informal tender basis.

Prospective purchasers please note that the vendor will be seeking to exchange contracts within 20 working days of the issue a draft contract by the Vendor's Solicitor. Completion will follow within a further 20 working days.

Offers are invited on an unconditional basis.

GUIDE PRICE

Offers are invited: Guide Price £700,000.

INFORMATION PACK

A property Data Room is available on request, which includes relevant planning information, plans, survey reports, associated technical planning documents and title. Please contact Megan Talbot at megan.talbot@brown-co.com or 01480 479085 to obtain a login.

RIGHTS, EASEMENTS AND RESTRICTIONS

The property is sold subject to all public and private rights of way, light, drainage, cable, pylons and other easements or restrictions or obligations that exist whether or not the same are described in these particulars.

The vendor will reserve the right to widen or upgrade the accessway coloured yellow (inc. visibility splays) to serve the vendor's retained property.

The Buyer will be granted parking rights in the area outlined in blue on the plan for the development. The vendor will reserve the ability, at the vendor's cost, to relocate the parking area to one of the areas outlined in a dotted blue line on the plan, if required to widen the accessway.

The buyer will be granted rights to use wheelie bin collection points to the side of the accessway (coloured purple on the plan).

OVERAGE

The vendor will require an overage provision so that in the event additional dwellings or square footage are achieved the vendor will receive an additional payment. Details to be agreed.



WHAT 3 WORDS

stability.animal.active

DRONE VIDEO

<https://www.youtube.com/watch?v=sD1njmc3Jbl>

VIEWING AND FURTHER INFORMATION

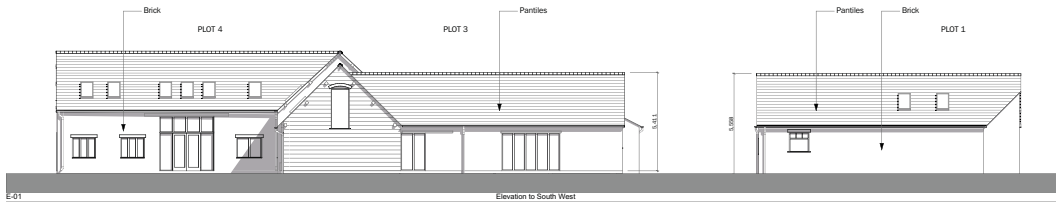
Viewings by arrangement with the selling agents only.





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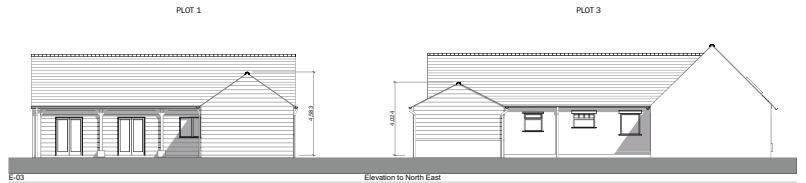




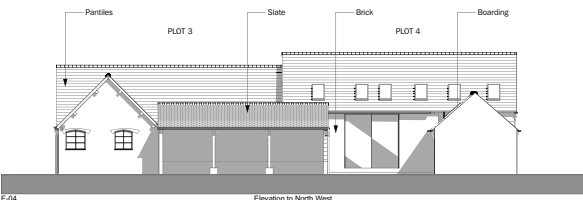
E-01 Elevation to South West



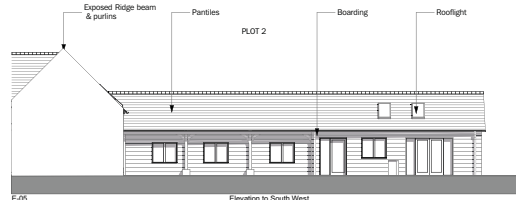
E-02 Elevation to North West



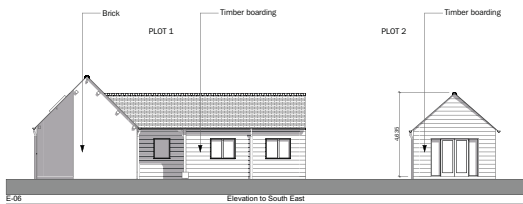
E-03 Elevation to North East



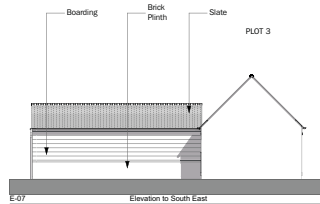
E-04 Elevation to North West



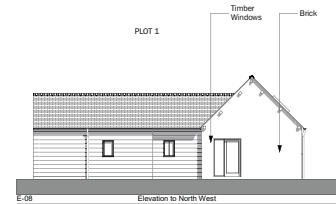
E-05 Elevation to South West



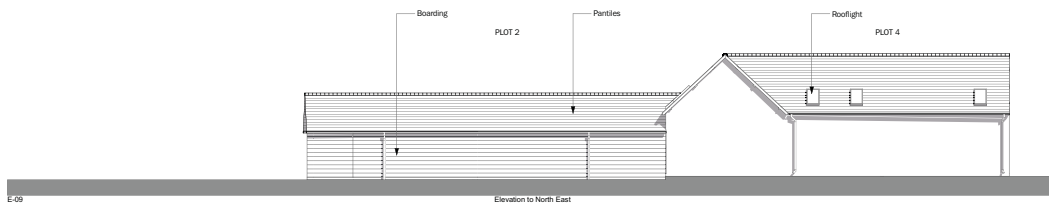
E-06 Elevation to South East



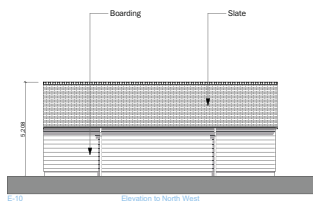
E-07 Elevation to South East



E-08 Elevation to North East



E-09 Elevation to North East



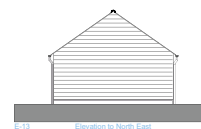
E-10 Elevation to North West



E-11 Elevation to North West



E-12 Elevation to South West



E-13 Elevation to North East



IMPORTANT NOTICES

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