



RESIDENTIAL DEVELOPMENT PLOT

Plot 1, Tlorns Farm Barn, Hamerton Road, Alconbury Weston, PE28 4JD

O.I.R.O £295,000

BROWN & CO

RESIDENTIAL DEVELOPMENT PLOT

Plot 1, Thorns Farm Barn, Hamerton Road, Alconbury Weston, PE28 4JD

Land with Full Planning Consent for Substantial Family Home

Total Gross Internal Area (GIA)– 289 sq m (3,107 sq ft)

Total Site Area – 0.22 acres (0.09 hectares)

Sought after rural village location

LOCATION

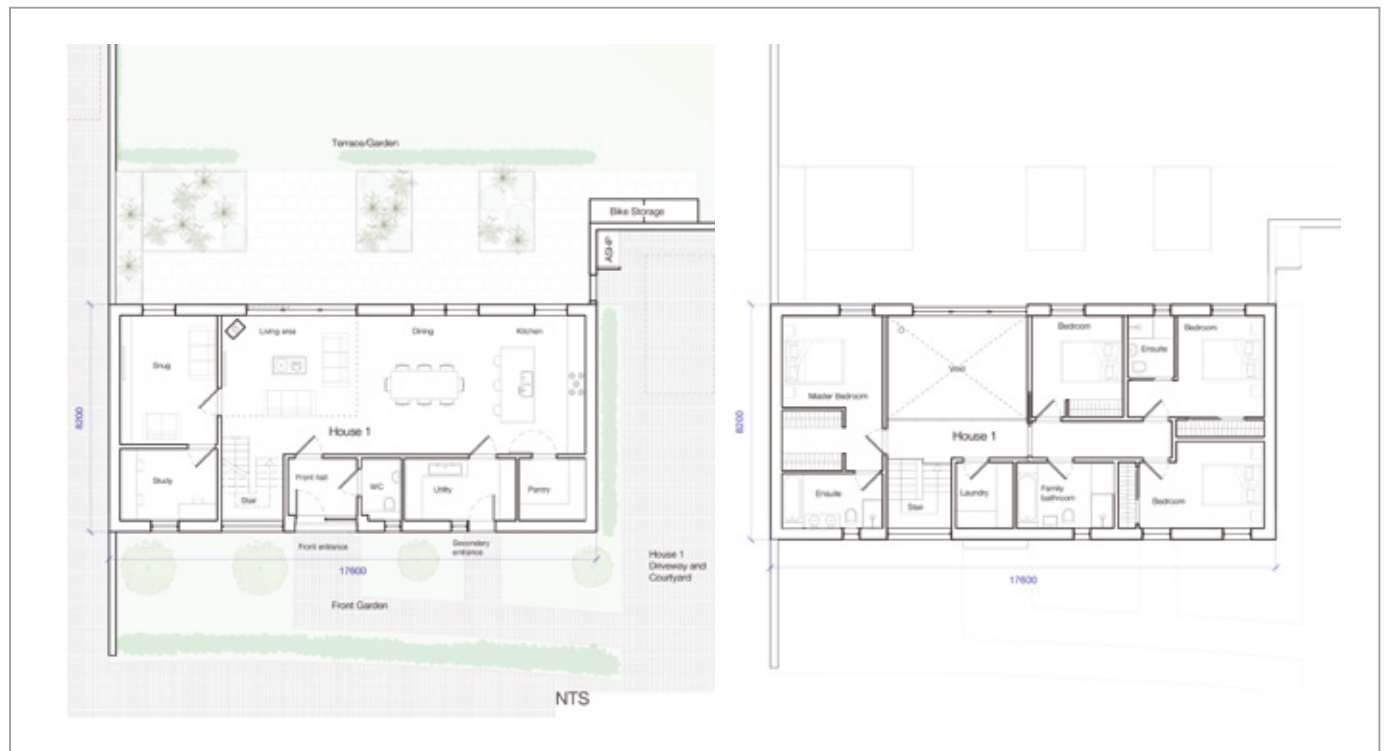
The site is situated in the sought-after village Alconbury Weston, a rural village to the northwest of Huntingdon. The site is located within the desirable Hamerton Road area, with views of the surrounding countryside.

The village is situated approximately 7 miles northwest of Huntingdon, 13 miles northeast of Kimbolton, 14 miles east of Oundle, 18 miles south of Peterborough and 26 miles northwest of Cambridge.

Alconbury Weston benefits from good access to the A1 network and is a short distance from the A14. The village has close proximity to a range of local services and amenities with Huntingdon offering National Rail services to London and the north.

THE SITE

A rarely available opportunity to build a substantial detached dwelling within a desirable village location. Plot 1 Thorns Farm Barn extends to approximately 0.22 Acres (0.09 hectares) of land and benefits from planning consent to build a beautifully designed family home.



PLANNING PERMISSION

Full planning consent was granted by Huntingdonshire District Council under application number 23/00211/FUL on the 24th of August 2023 for the erection of two substantial family homes following the demolition of the existing agricultural barn. The site is being sold as a whole or in two lots.

The approved schedule of accommodation for Plot 1 is below.

SCHEDULE OF ACCOMMODATION

Plot	Storeys	Approx Sq Ft	Approx Sq M	Size Acres	Beds
1	2	3,107	289	0.22	4
Total		3,107	289		

ACCESS

The approved access is via Hamerton Road.

SERVICES

Purchasers are to satisfy themselves as to the availability of such services and make their own enquiries with the relevant supplier. It is understood electricity and water supply are already connected to the site.

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.

Please note there is a right of way along the eastern boundary of the site in favour of the adjoining landowner for the purposes of accessing the adjoining grassland.

METHOD OF SALE

The property is for sale by Private Treaty.

COMMUNITY INFRASTRUCTURE LEVY (CIL) & S.106

Huntingdonshire District Council is a Community Infrastructure Levy authority however CIL is not payable on the site as a full CIL credit has been agreed.

There is no s.106 Agreement.

BOUNDARIES

The buyer(s) shall deem to have full knowledge of all boundaries and neither the seller or the selling agents will be responsible for defining boundaries nor their ownership. Plans are for indicative purpose only.

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.

GUIDE PRICE

O.I.R.O £295,000 for the freehold.

LOCAL AUTHORITY

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

WHAT3WORDS

///forwarded.most.overruns

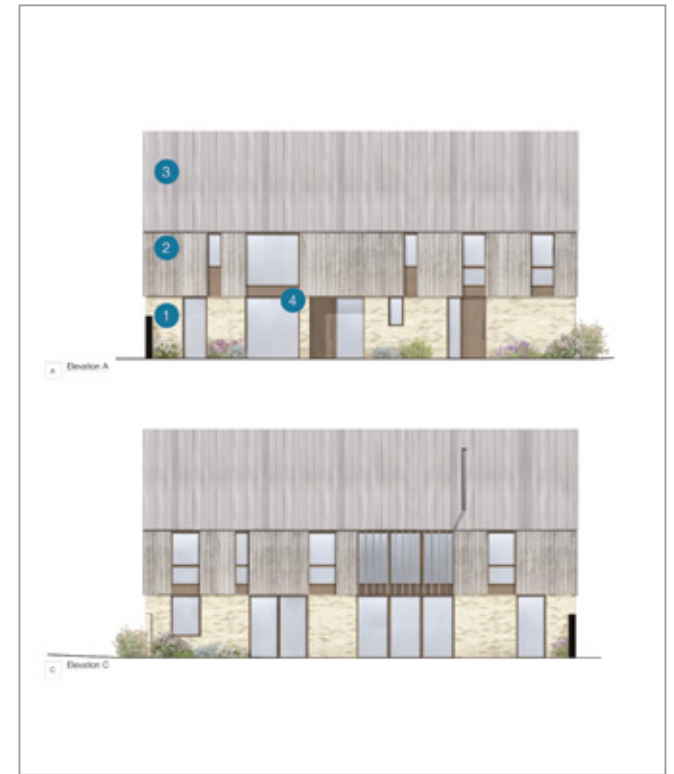
VIEWING

Viewings will be strictly by appointment only via the Agent, Brown & Co:

Tim Davies

Tel: 01480 213811

Email: tim.davies@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 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 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 Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in January 2024.

The Fairways, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire MK44 3AL
 01480 213811 | stneots@brown-co.com

