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FOR SALE

9 NO. FULLY SERVICED FREEHOLD SELF BUILD PLOTS

AT

SOULE CROFT

HEATH ROAD, GAMLINGAY, CAMBS, SG19 3JZ

GUIDE PRICES FROM: £285,000

- Freehold Plots Ranging from 0.172 Acres to 0.275 Acres
- With Outline Planning Permission
- On Edge of the Village but within Walking Distance of Shops, School, Doctors Surgery and other Community Facilities

Gamlingay

A lively village with a thriving community and a population of circa 3,500, surrounded by peaceful countryside. Local facilities include a Co-op retail shop and a Farm Shop (with a Butchers), Petrol Filling Station/Garage, Chemist, Doctors' Surgery, 2 Public Houses, Primary School (secondary education is provided at Comberton Village College approximately 11 miles away), cafes, the Village Hub which accommodates a comprehensive range of community and leisure activities, club meeting rooms, etc. There are also employment opportunities in the village on the 2 industrial estates.

An ideal location within easy reach of the A428/A421 Cambridge-Milton Keynes Trunk Road and to other parts of the Region via the A14 and M11, the A1 and M1. Also convenient for commuters with mainline railway stations at nearby Sandy and Biggleswade.

The Site

Situated on the western edge of the Village with frontage to the Heath Road and set behind an established hedge and tree boundary. Previously in use as paddock, the site has been developed with the construction of an estate road (Soule Croft), drainage infrastructure and mains services to provide 9 No. Serviced Plots in accordance with the planning approved Road and Plot Layout.

The Site has Registered Title (CB444349).

The Plots

The Plot Layout is shown on the Sale Plan (Dwg No. 2769-23 Rev B) included with these Particulars. The rear boundaries of Plots 5 to 9 are defined by timber post and rail fences, and the boundaries between the Plots are defined by concrete marker posts positioned respectively at the front and rear of each dividing boundary.

The Plots range in size from 0.172 acre to 0.275 acre and more particularly as detailed in the Schedule below.

Plot	Approx Site Acreage	Sq M
1	*0.242	979
2	*0.172	692
3	*0.176	713
4	*0.212	859
5	*0.200	801
6	0.272	1103
7	0.172	696
8	0.184	744
9	0.275	1115

* This acreage excludes the water course comprising the eastern boundary of the Plot.

Large scale (at 1:200) Plans for each Plot showing the relevant dimensions and other detail (eg. drainage connections) are included in the Information Pack (see below).

Planning Permission

The Plots will be sold with the benefit of the outline planning permission granted on appeal (decision issued under Ref: APP/W0530/W/19/3230103 dated 23rd September 2019) and the S73 Approval (LPA Ref: S/3630/19/VC dated 24th January 2020) by which Condition 4 of the outline permission was subsequently deleted, leaving the size of the dwellings to be constructed on the Plots, unrestricted.

The planning permission is subject to S106 a Unilateral Undertaking dated 13th January 2020, the conditions of which restrict the occupation – by the original Buyer, of the dwellings on this Site for a period of 3 years beginning with the first Occupation of each Dwelling i.e. “the Protected Occupation Period”.

A further condition of the Undertaking is the requirement that a Disposal of a Plot shall be completed only to a person registered with the District Council and recorded on the register maintained pursuant to Section 1 of the 2015 Act, as amended by the Housing and Planning Act 2016.

(NB. The S106 Financial Contributions referred to in the First Schedule of the Unilateral Undertaking will be paid by the Seller prior to the occupation of the first dwelling on the Site).

All of the pre-commencement conditions attached to the outline planning permission have been discharged by the Seller, but Condition 12 will remain the responsibility of the Individual Plot Buyers together with the submission of a Reserved Matters application seeking approval to the details of the Buyer's proposed dwelling on their chosen plot but with this application only being submitted following an exchange of an Unconditional Sale Contract.

Disclosure

Following the refusal of an application seeking planning permission for two additional self-build plots on the area of land shown hatched red on the aerial photograph reproduced on the front page of these Particulars an appeal has been lodged and an Appeal Inspector appointed to determine the appeal. A decision is now expected sometime during May 2024. (NB. This appeal has been dismissed on 2nd May 2024 and attention is being given to its future use eg. extensions to the adjoining plots or paddock).

Services

Electricity and water mains, together with BT ducts have been laid in the footpaths and verges in readiness for Plot Buyers to submit applications to the Utility Companies for the services to be connected and for meters installed (at the Buyer's expense). (nb. There is no gas supply in the Village).

Design Guide

A Design Guide is to be prepared to provide guidance to Plot owners and their architects on matters including dwelling heights, building line, materials, boundary treatment, entrance gates etc. whilst leaving Buyer's scope to build a style and size of dwelling tailored to their individual needs and preferences (subject of course to complying with the requirements of the local planning authority).



Residents Management Company

The carriageway, footpaths and verges (Soule Croft) will remain a private road with the freehold being transferred to a Residents Management Co Ltd on the substantial completion of construction on the 9 Self-Build Plots and the application of the top course of tarmacadam to the carriageway and footpaths. The freehold of the Attenuation Pond will also be transferred to the Management Company following which the company and its shareholders will become responsible for its future maintenance (but not for the repair and maintenance of the Inlet and Outlet Structures which will remain the responsibility of Anglian Water in accordance with the terms of the S104 Agreement).

The sale contracts and transfers will provide for each Plot Owner to be issued with a single share in the company when the freeholds are transferred.

Information Pack

Copies of the relevant planning documents and plans, the EPS Ground Investigation Report (dated 16th February 2018), Topographical Survey (by Kempston Surveys dated 7th November 2017), Registered Title, S104 Agreement, Design Guide and copies of the individual and dimensioned Plot Plans at 1:200th scale (and in due course, copies of a standard form of contract and transfer) will be available in the Brown & Co Data Room for inspection and/or downloading. For access to the Data Room, please contact Anne McGlinchey (email: anne.mcglinchey@brown-co.com) or phone 01480 479072, to be provided with login details and a password.

Guide Price

Guide Price for the Release of Plots 1 – 4, 7 and 9 from £285,000 to £335,000 subject to contract.

A 10% deposit will be payable on exchange of Unconditional Sale Contracts with the balance of the Purchase Price payable on Completion which will be required within a further 20 Working Days.

Viewing

Access to the Site will be available during daylight hours to applicants holding a set of these particulars in hand. Limited parking clear of Heath Road is available at the entrance to Soule Croft.

NB. The entrance to the Site is via Soule Croft which is kept fenced and locked to prevent unauthorised access. The security code on the padlock can be obtained by recorded applicants from Anne McGlinchey.

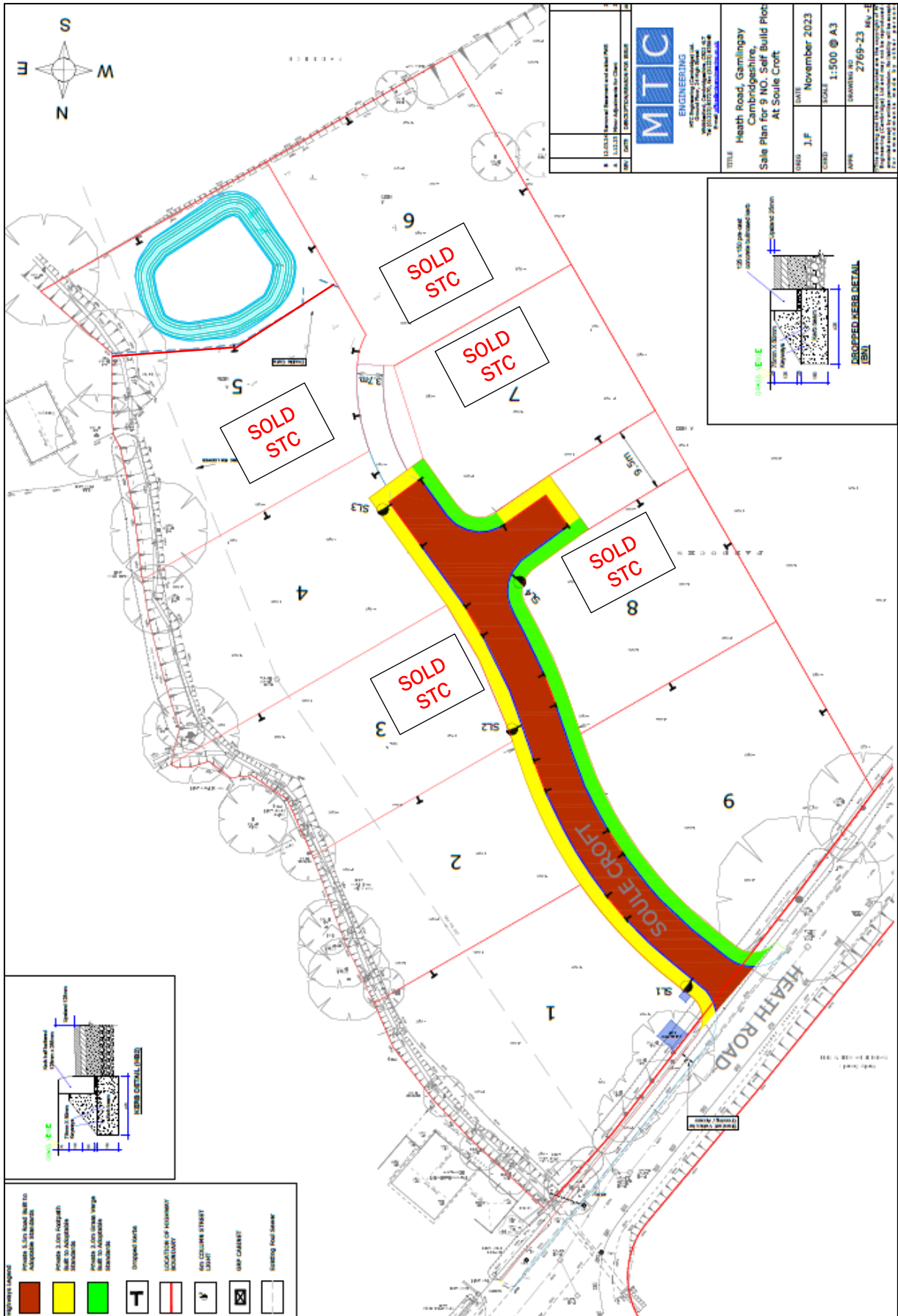
Health and Safety

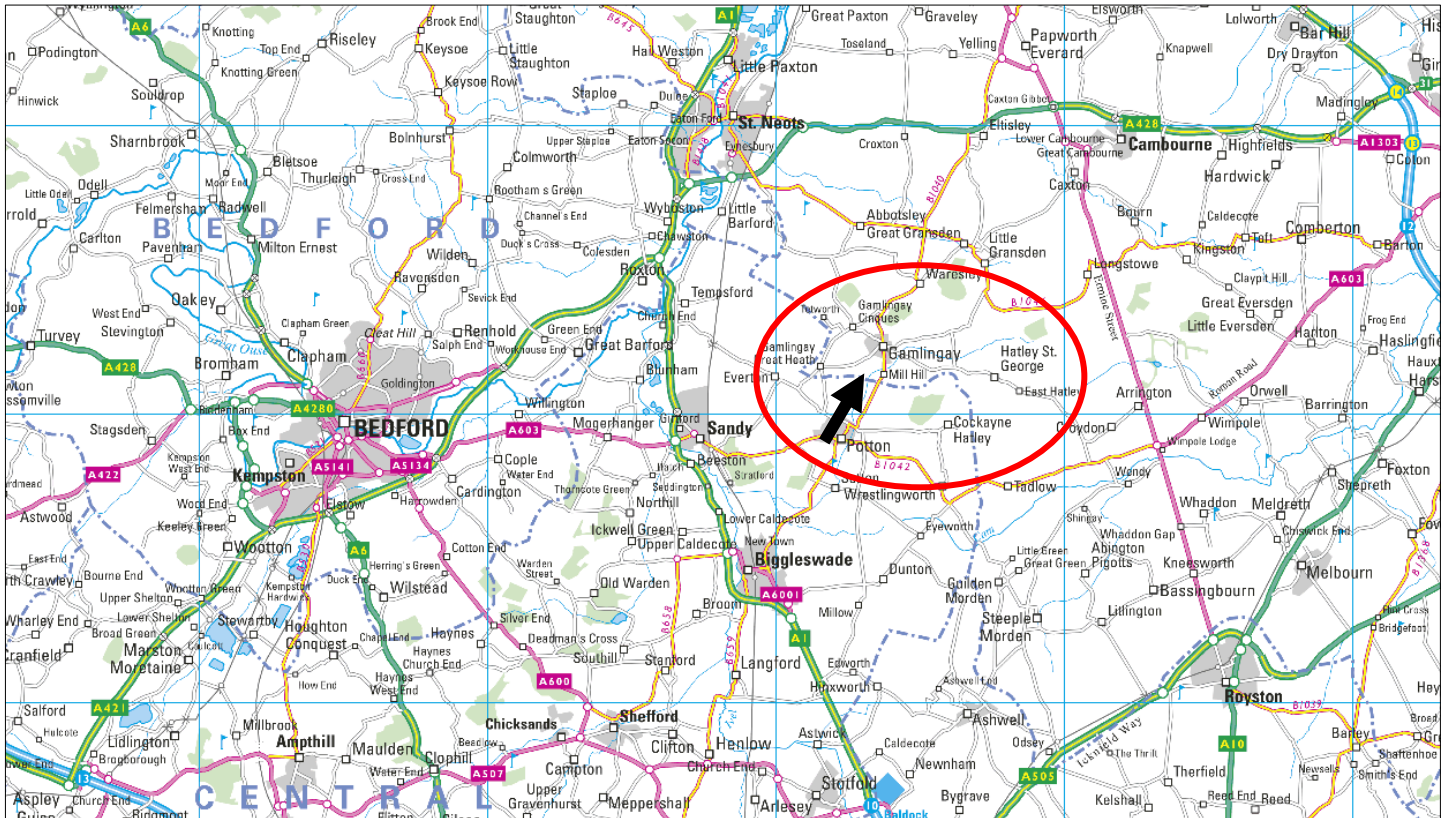
Neither the seller or the agent is responsible for the safety of those attending on site and accordingly those viewing the plots, do so at their own risk. Particular care should be taken to keep young children away from the Attenuation Pond.

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