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MANOR FARM

Raveley Road, Great Raveley, Cambridgeshire, PE28 2QX

BROWN & CO

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FOR SALE – Residential Development Land | GUIDE PRICE: £950,000

Total Site Area – 0.546 Ha (1.35 acres) - Additional Paddock Land Available

Full Planning Permission Granted for an Exclusive Development of 5 Detached New Build Dwellings

1,020m² (10,979 sq ft) Consented Floor Area

No Community Infrastructure Levy (CIL), Affordable Housing or Financial Contributions

Desirable Edge of Village Rural Location

Manor Farm provides an architecturally designed courtyard style development of five detached dwellings. The development will appeal to those seeking to move from the town to the country with space around them whilst also appealing to those looking for modern living accommodation. The adjacent Grange farm development was designed by the same architect and has been praised for the quality of its design.

GREAT RAVELEY

Great Raveley is a charming village in Huntingdonshire, known for its picturesque countryside. The village benefits from a broad blend of traditional as well as modern architecture and scenic landscapes.

Positioned north of Huntingdon and St Ives in Cambridgeshire it has easy access to the recently upgraded A14 connecting to Cambridge and the A1, with mainline train services available in Huntingdon.

THE SITE

The site is located to the east of the village of Great Raveley in a superb rural setting with outstanding views across the Cambridgeshire countryside. There are open arable fields to the south and south west, an area of grassland to the east and the original Manor farmhouse located to the west.

The site comprises a group of agricultural barns and farmyard of approximately 0.546 Ha (1.35 acres) located south of Raveley Road. The block of grassland to the east of the barns which sits between Raveley Road and Huntingdon Road is approximately 0.247 Ha (1 acre) and may be available by separate negotiation.



PLANNING PERMISSION

Full planning permission was granted by Huntingdonshire council on 3rd January 2023 for the replacement of the current agricultural barns and erection of five detached dwellings (ref: 22/01802/FULL).

The following is a list of notable conditions taken from the planning documents, although the decision notice should be reviewed for full details:

- Approval of external materials, including windows doors and reveals.
- Approval of hard and soft landscaping scheme.
- The development to be built in accordance with Building Regulations 2010, Volume 1, M4(2) (accessible and adaptable dwellings)
- Approval of Landscape/Biodiversity & Ecological Management Plan.
- Approval of construction wheel washing detail (discharged)
- Ground investigation and remediation strategy (Phase II Investigation completed with remediation strategy produced and approved by the Local Authority). Further testing has been undertaken to identify areas of the site requiring reduced remediation.
- Archaeology investigation (site investigation completed and no further action required – discharged)
- Several conditions as to order of works (e.g. construction of access, provision of visibility splays & provision of cycle parking).

S.73 PLANNING VARIATION (EXTRA ACCOMMODATION)

A S.73 variation was approved on 17th November 2023 (ref: 23/01658/S73) to increase the floor area by converting the first floor of the garage on Plot 1 and provide additional accommodation. There may be potential to similarly increase the floor area on other plots, subject to planning permission and design.

ACCESS

Manor Farm fronts the highway and is accessed via a single concrete track road off Raveley Road close to the junction with Upwood Road, which is to be upgraded as part of the approved planning permission.



SERVICES

It is understood electricity, water, surface water drain and telephone are available on or in close proximity to the site. Utility searches have been ordered and will be uploaded to the data room as they become available. 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.

The property does not have mains foul drainage and will be served by a private sewage treatment plant(s). There is no planning condition for a requirement for a drainage strategy, however the property is in the Sawtry Internal Drainage Board District and approval from the Middle Level Commissioners will be required. Accordingly, the Vendor has had a drainage strategy produced and this has been submitted to the drainage board.

INFORMATION PACK

A property Data Room is available upon request containing relevant pre-application documentation, utility searches, title, plans and other relevant information.

COMMUNITY INFRASTRUCTURE

LEVY & S.106

There is no affordable housing or S.106 applicable to the scheme. There is no Community Infrastructure Levy (CIL) as

a credit was applied from the floor area of the existing buildings to be demolished. The additional floor area approved by the S.73 similarly benefited from existing floor credit and it is understood there is some residual credit available that would remove some or all liability for any further increased in development floor area.

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.

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers are invited: Guide Price £950,000 for the freehold.



ADDITIONAL LAND

An area of grassland to the east measuring approximately 0.247 Ha (1 acre) and identified edged green on the plan may be available by separate negotiation.

BOUNDARIES

The buyer will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundaries. The purchaser will be responsible for erecting and maintaining a post and three rail stockproof fence on the south and east boundary of the site within 3 months of completion.

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.

LOCAL AUTHORITY

Huntingdon District Council, St Mary's St, Huntingdon PE29 3TN

WHAT3WORDS

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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.

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