



# RESIDENTIAL DEVELOPMENT SITE

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

Guide Price: £550,000

**BROWN & CO**

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

**Land with Full Planning Consent for 2  
Substantial Family Homes**

Total Gross Internal Area (GIA)– 578 sq m (6,214 sq ft)

Total Site Area – 0.69 acres (0.28 hectares)

Sought after rural village location

## LOCATION

The site is located on the edge of the village offering a delightful semi-rural setting.

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 convenient access to both the A1(M) and A14. Huntingdon is also nearby which offers all the amenities expected from a town including rail service to London Kings Cross.

## THE SITE

A well considered residential development set in a semi-rural location. Thorns Farm Barns are set within approximately 0.28 hectares (0.69 Acres) of land and benefits from full planning consent to build two beautifully designed family homes.

## 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 approved schedule of accommodation is as follows.



## SCHEDULE OF ACCOMMODATION

Plot	Storeys	Approx Sq Ft	Approx Sq M	Size Acres	Beds
1	2	3,107	289	0.22	4
2	2	3,107	289	0.37	4
<b>Total</b>		<b>6,214</b>	<b>578</b>		

## 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 & 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.

## 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.

## METHOD OF SALE

The freehold property is for sale by Private Treaty.

The site is being offered for sale as a whole or in two lots.

## AVAILABLE PLOTS & GUIDE PRICES

The approved development plans are understood to provide the approximate living accommodation as follow:

**Plot 1** – Plot area 0.22 acres. Substantial detached dwelling offering approximately 3,107 Sq Ft (289 Sq M) of living accommodation. Offers in excess of £225,000

**Plot 2** – Plot area 0.37 acres. Substantial detached dwelling offering approximately 3,107 Sq Ft (289 Sq M) of living accommodation. Offers in excess of £325,000.

Both plots are offered for sale for a Guide Price of £550,000.

## LOCAL AUTHORITY

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

## WHAT3WORDS

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## VIEWING

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

Tim Davies  
Tel: 01480 213811  
Email: tim.davies@brown-co.com





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#### IMPORTANT NOTICES

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