



THE OLD ENGINE SHED

Biggleswade Road, Potton

BROWN & CO

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Biggleswade Road, Potton SG19 2LX

Total Site Area - 0.11 ha (0.28 acres) - FOR SALE

Building – approximately 11m x 4.5, 50m² (538 ft²) Grade II listed

POTTON

Potton is a historic market town in the Central Bedfordshire district in the county of Bedfordshire. The town has a wealth of history with its attractive Georgian market square and historic buildings. Potton is a bustling small town with shops, cafes, restaurants and other local facilities.

The local towns of Sandy and Biggleswade are 3 miles and 3.5 miles away respectively, both having mainline stations to London Kings Cross (approximately 50 minutes journey time). Cambridge is approximately 35 mins (19 miles) away by car.

THE SITE

The Engine Shed is a Grade II Listed building that was constructed the same year the railway line opened in 1857 to house the railway's steam locomotive ('The Shannon'), which ran on the Sandy to Potton Railway. The railway line was 3 miles long and was created by Captain Sir William Peel VC following the Great Northern Railway having opened at Sandy in 1850. The Sandy to Potton Railway was built as a branch line connecting Sir William's Estate to the new mainline. The Shannon locomotive is preserved and still operational, residing at the Didcot Railway Centre Museum in Oxfordshire.

The property is located to the west of Biggleswade Road behind residential properties accessed via a trackway. There are residential properties to the north and east with grassland to the south and west. The land to the west has recently been sold to Tillia Homes and has planning permission for residential development.

The approved Tillia scheme provides for housing away from the Engine Shed with allotments and open space adjacent.

The building is yellow brick with red brick dressings and slate roof. It is a single storey rectangular building with gabled roof. The side elevations are in three bays with brick detailing and window openings. The gable ends each have similar brick detailing with large central arched engine doorway at one end and smaller arched personnel door at the other.



PLANNING

The property does not have any planning history but was in agricultural use for many years and more recently as storage. As the site sits within the settlement of Potton it is expected the principle of residential use would be acceptable to the planning authority and could be redeveloped for residential use. It is considered conversion, possibly with the addition of a sympathetic extension, could create an impressive and unusual dwelling (subject to planning permission and all necessary consents).

The property is Grade II Listed and therefore additional approval would have to be sought for any proposed changes of use, works or redevelopment.

ACCESS

Access rights have been reserved through the adjoining Tillia scheme over a new estate road which is to be constructed. An access is shown in the planning layout (see below), although there are provisions for the exact route to be adjusted. The owner of the Engine Shed will be responsible for making a fair contribution towards maintenance of the roadway.

The Engine Shed has an existing trackway access onto Biggleswade Road which is part of the freehold title. The accessway is a shared and is also used by neighbouring property.

SERVICES

It is understood electricity, water and 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.

The Engine Shed has reserved rights to connect into services within the Tillia scheme.

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.

DATA ROOM

A property Data Room is available upon request containing utility searches, title, plans and other relevant available documents.

COMMUNITY INFRASTRUCTURE LEVY

Central Bedfordshire District Council is not a Community Infrastructure Levy (CIL) charging area and no payment would be due in this respect on any change of use to residential.



RIGHTS, EASEMENTS AND RESTRICTIONS

The land is sold subject to and with the benefits 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.

There is a service strip along the north part of the property where the adjoining Tilia development has rights to lay services across the site.

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers are invited - Guide Price £185,000 for the freehold

BOUNDARIES

The buyer will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundaries.

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

Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ

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

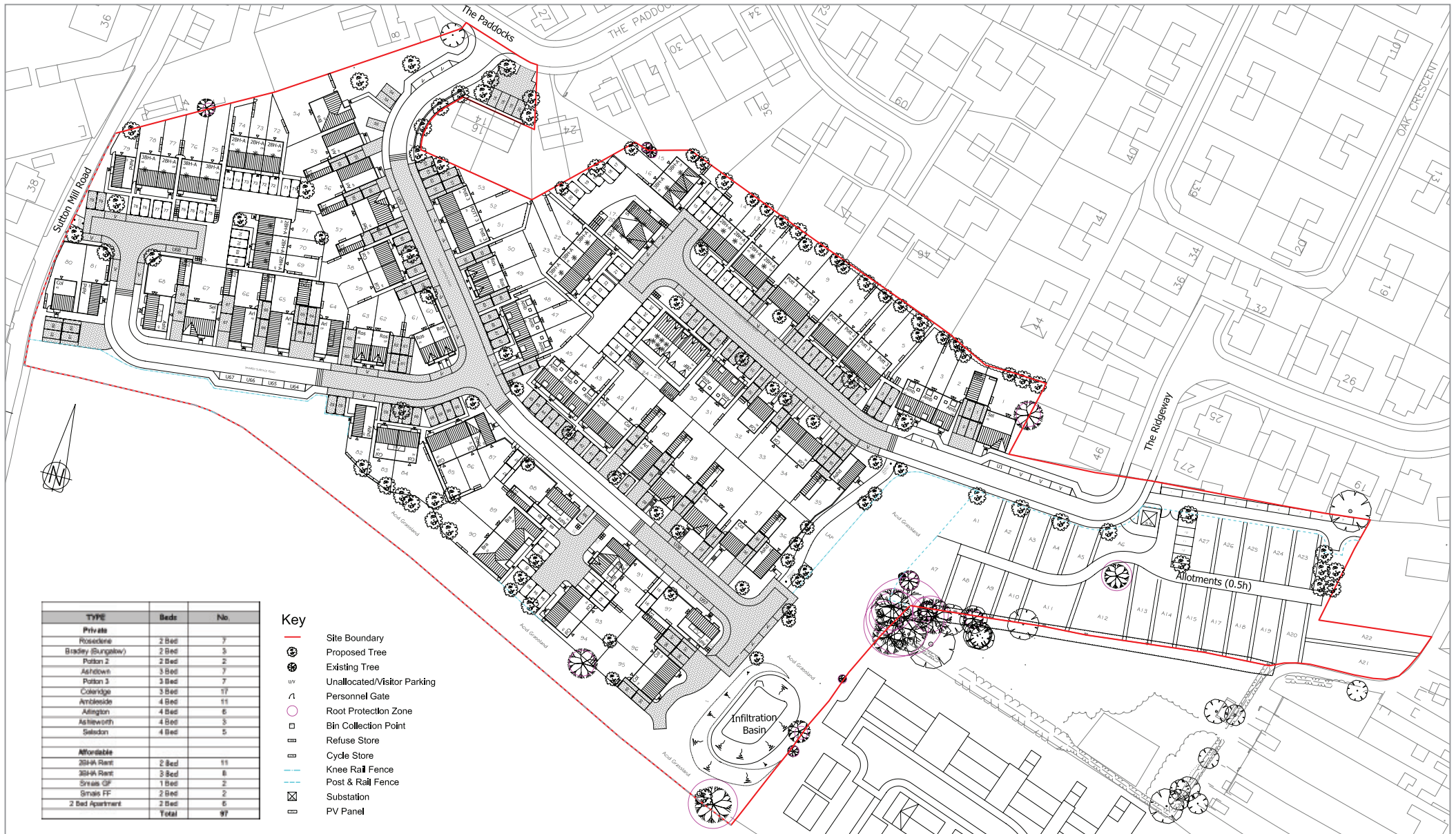
Viewing will be strictly by appointment only via the Selling Agents.

Guy Acott-Smith

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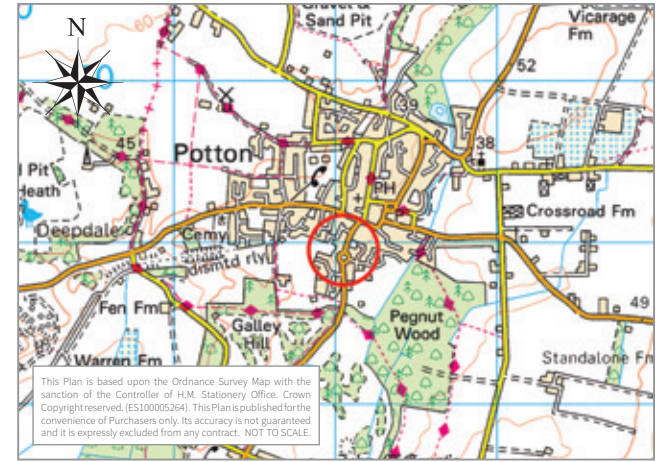
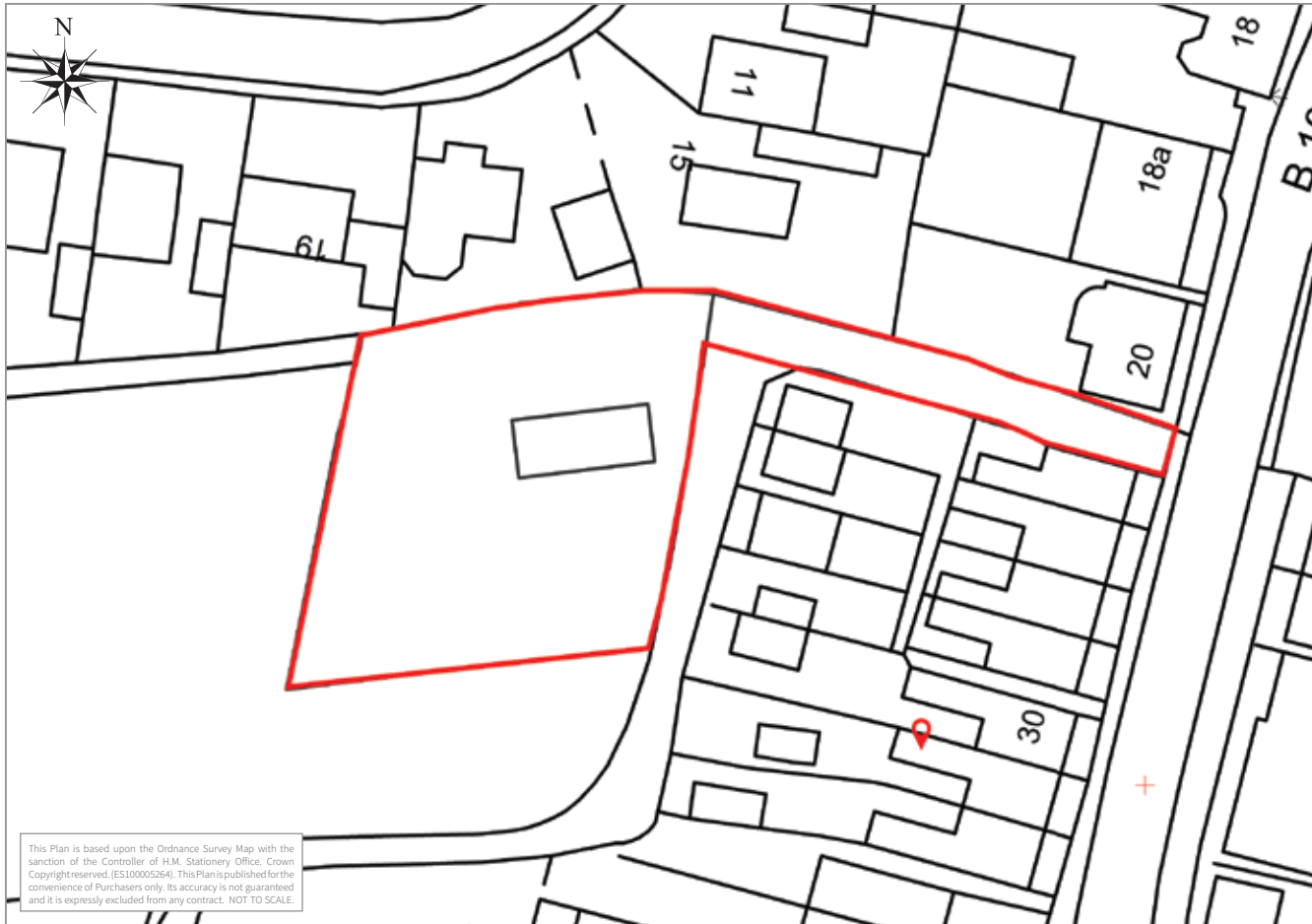


TYPE	Beds	No.
Private		
Procedura	2 Bed	7
Bradley (Sungate)	2 Bed	3
Patton 2	2 Bed	2
Ashdown	3 Bed	7
Patton 3	3 Bed	7
Coleridge	3 Bed	17
Amblecote	4 Bed	11
Arlington	4 Bed	6
Ashworth	4 Bed	3
Selwyn	4 Bed	5
Affordable		
2014-Rent	2 Bed	11
2014-Rent	3 Bed	8
Stream GP	1 Bed	2
Stream FF	2 Bed	2
2 Bed Apartment	2 Bed	6
Total		97

- Key**
- Site Boundary
 - Proposed Tree
 - Existing Tree
 - uv Unallocated/Visitor Parking
 - Personnel Gate
 - Root Protection Zone
 - Bin Collection Point
 - Refuse Store
 - Cycle Store
 - Knee Rail Fence
 - Stream GP
 - Stream FF
 - Substation
 - PV Panel

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