LAND WITH PLANNING CONSENT
FOR 4 NEW APARTMENTS, ST FRANCIS OF ASSISI
ROMAN CATHOLIC CHURCH, ERMINE STREET NORTH,
PAPWORTH EVERARD, CAMBRIDGESHIRE, CB23 3RH

- Desirable village location
- Freehold as a whole with vacant possession
- For sale by private treaty
- Planning consent for demolition of existing church and erection of 4 new apartments
SITUATION
The property is situated in the sought after village of Papworth Everard, a large rural village with good local services situated approximately 7 miles from Huntingdon, 8 miles from St Ives, 8.5 miles from St Neots, and 13 miles from Cambridge.

Papworth Everard benefits from good access to the A1198, A428 & A14 and A1 road networks, the village offers a range of local services together with a primary school, whilst nearby Cambourne, St Neots & Huntingdon offer secondary schools, shopping & leisure facilities. Huntingdon & St Neots offer National Rail services to London and the north.

THE PROPERTY
The property comprises a redundant church set within a total site area of approximately 1,186 m² (0.12 Ha) and benefits from a full planning consent to demolish the existing church and construct 4 new apartments with access onto Ermine Street North.

The extent of the property being sold is shown edged red on the attached plan.

PLANNING PERMISSION
Full planning permission for the demolition of the existing church and erection of 4 new apartments was granted by South Cambridgeshire District Council on the 16th June 2017 under planning reference S/0089/16/FL.

The approved consent was for the erection of 4 new apartments and was originally subject to the provision of two affordable apartments as detailed within the approved Section 106 planning obligations agreement (dated 14th June 2017). The original Section 106 has subsequently been varied by way of a deed of variation (dated 11th December 2018), to remove any affordable apartment requirements and enable the entire development to be offered as market accommodation.

The approved consent carries some planning conditions and a copy of the planning approval document, section 106 and deed of variation are available from the selling agent.

Full details of the application documents are also available online from the South Cambridgeshire District Council website.

DEVELOPMENT
The approved planning consent offers four apartments providing approximately 298m² (3,200 sq ft) over two storeys with each apartment providing approximately 74m² (800 sq ft) of living accommodation.

SERVICES
Mains water, electricity, drainage and telecoms are believed to be located within Ermine Street North. We are advised that there is mains gas within this area of the village. Purchasers are to satisfy themselves as to the availability of such services and make their own enquiries with the relevant supplier.
GENERAL REMARKS AND STIPULATIONS

Tenure and Occupation
The property as edged red is offered freehold with vacant possession upon completion.

Method of Sale
The property is offered for sale by private treaty.

Land Registry
The property is registered under Land Registry Title CB296586

Local Authorities
South Cambridgeshire District Council
Cambourne Business Park, Cambourne
Cambridgeshire, CB23 6EA
Tel: 03450 455215

Footpaths and Public Rights of Way
There are no public rights of way crossing the site. The site is adjoined on the Northern boundary by a tarmac path linking Ermine Street North to Elm Way.

Boundaries and Ditches
The buyer will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundary fence, hedge, tree or ditch. Should any dispute arise as to the boundaries or any other points arise on the stipulations, particulars or plans, or the interpretation of any of them the question should be referred to the selling agents acting as experts whose decision will be final.

As part of the approved consent a new access onto Ermine Street North shall be created.

Rights, Easements and Restrictions
The property is sold subject to and with the benefit of, all public and private rights of way, light, drainage, cable, pylons and other easements or restrictions or obligations that exist whether or not the same are described in these particulars.

Timbers and Minerals
The property is sold with the benefit of all standing timber and minerals in on or under the land in so far as they are owned other than those excluded by statute.

Plans Areas & Schedules
These have been prepared as carefully as possible and are based on Ordnance Survey data. The plans are published for illustrative purposes only and although they are believed to be correct, the accuracy is not guaranteed.

Town and Country Planning
The property, notwithstanding any description contained within these particulars, is offered subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may be or may come to be in force and also subject to any statutory provisions or bye-laws without any obligation on the part of the Sellers to specify them.
Disputes

Should any dispute arise as to the boundaries or any points concerning the particulars, schedules, plans or the interpretation of any of them, the question will be referred to an Arbitrator appointed by the selling agent.

Particulars and Photographs

Taken and prepared January 2019.

Viewing

During daylight hours with particulars to hand with interested parties having first registered interest with the selling agent.

Access to the redundant church is not permitted.

Directions

Traveling from the A428 take the exit towards Papworth Everard at the Caxton Gibbet roundabout. At the first roundabout take the second exit into Papworth Everard, continue through the village until you reach the first set of traffic lights. Continue straight over into Ermine Street North. The property is located on the left hand side opposite the Library identified by a for sale board.

Travelling from the A14, exit at Junction 24 and take the A1198 towards Papworth Everard. Exit the Papworth Everard Roundabout at the second exit and on entering the village continue until you reach the first set of traffic lights. The property is located on the right hand side, opposite the library identified by a for sale board.

VAT

Any prices quoted or discussed are exclusive of VAT. We are not aware that VAT will be payable on the property but in the event that the sale of the property, or any part of it, or any right attached to it becomes chargeable for the purposes of VAT, such tax will be payable in addition to the purchase price.

Health and Safety

Given the potential hazards of the site, we ask you to be vigilant as possible when making your inspection for your own personal safety.

Postcode

CB23 3RH

Reference

TW64806

IMPORTANT NOTICES

Brown & Co Alexanders 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 Alexanders 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 others matters affecting the property prior to purchase. 4. Brown & Co Alexanders, 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 relation to this property, no responsibility is taken by Brown & Co Alexanders 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. Any person inspecting the property does so entirely at their own risk. 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 Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co Alexanders is the trading name of Brown & Co – Property and Business Consultants LLP Registered Office: Granita Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in January 2019.