



RESIDENTIAL DEVELOPMENT LAND

Rookery Farm Barns at Kimbolton Road, Stow Longa, Cambridgeshire

Guide £800,000

BROWN & CO

LAND AT KIMBOLTON ROAD

Stow Longa, Cambridgeshire, PE28 0TR

Land with Full Planning Consent for 4x Four-Bedroom Detached Houses

Total GIA – 679 sq m (7,309 sq ft) plus cart lodges

Site Area - 0.6 acres (0.243 hectares)

Rural development site in a sought-after edge of village location with open country views

DISTANCES

Kimbolton – 2 miles; Huntingdon – 8 miles; Bedford – 18 miles

STOW LONGA

Stow Longa is a sought after rural village in Cambridgeshire which lies approximately 8 miles west of Huntingdon, 2 miles north of Kimbolton and 2 miles south of Spaldwick.

The well regarded Kimbolton School is nearby offering independent day and boarding schooling. Leisure and retail opportunities are well served in both Spaldwick and Kimbolton with further amenities in Huntingdon town with health clinics, restaurants, sporting clubs and employment opportunities.

Stow Longa is conveniently located for road links via the A1 (M) (North/ South) and A14 East/West with Huntingdon Rail Station approx. 9 miles (Huntingdon – London St Pancras).

THE SITE

The site comprises of a former agricultural yard and is situated along Kimbolton Road in an edge of village location with open rural views to the south of the site. The site has an area of approximately 0.6 acres (0.243 hectares) excluding the access track.

PLANNING PERMISSION

Full planning consent was granted by Huntingdonshire District Council under application number 21/02754/FUL on the 7th of February 2023 relating to the Agricultural Storage Building North West Of Rookery Cottage Kimbolton Road Stow Longa. The consent is for the erection of 4x four-bedroom dwellings following the demolition of the agricultural building. The schedule of accommodation is below.



SCHEDULE OF ACCOMODATION

Plot	Approx Sq Ft	Approx Sq M	Beds
1	1,991	185	4
2	1,916	178	4
3	1,701	158	4
4	1,701	158	4
TOTAL	7,309	679	

Plus cart lodges for each dwelling

ACCESS

Access is via Kimbolton Road over an existing shared driveway. The landlord will reserve rights of way to use, connect and upgrade the access driveway for the benefit of the retained land.

SERVICES

It is understood all mains foul, water and electricity services are believed to be available in Kimbolton Road.

Purchasers are advised to satisfy themselves as to the availability of such services and make their own enquiries with the relevant suppliers. However, infrastructure searches from the utility companies have been ordered and will be added to the Development Information Pack once available.

INFORMATION PACK

A Development Information Pack is available upon request containing relevant planning documentation, surveys, plans, title 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.

COMMUNITY INFRASTRUCTURE LEVY (CIL) & S.106

Huntingdonshire District Council is a Community Infrastructure Levy authority therefore the purchaser will be liable to pay the CIL contribution on the development as per the local authority guidance. It is expected the council will issue a CIL Liability Notice which will be added to the data room once received.

There is no S.106 agreement.



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.

BOUNDARIES

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

The purchaser is to erect a post and 3 rail fence of at least 4' in height along the south western boundary, within 3 months of the date of completion.

METHOD OF SALE

The property is for sale by Private Treaty.

Prospective purchasers should note that the vendor will be seeking to exchange contracts within 30 working days from issue of the draft contract by the vendor's solicitor. Completion would be expected to follow within a further 20 working days.

Offers are invited on an unconditional basis.

OVERAGE

The vendor will require an overage provision in the sale in the event the number of dwellings is increased, or the developable floor area exceeds that in the full planning permission. Exact details to be agreed and offers should contain a proposal for overage.

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.

LOCAL AUTHORITY

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

WHAT3WORDS

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GUIDE PRICE

£800,000 for the freehold.





VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:

Brown&Co

The Fairways, Wyboston Lakes, Wyboston, Beds, MK44 3AL

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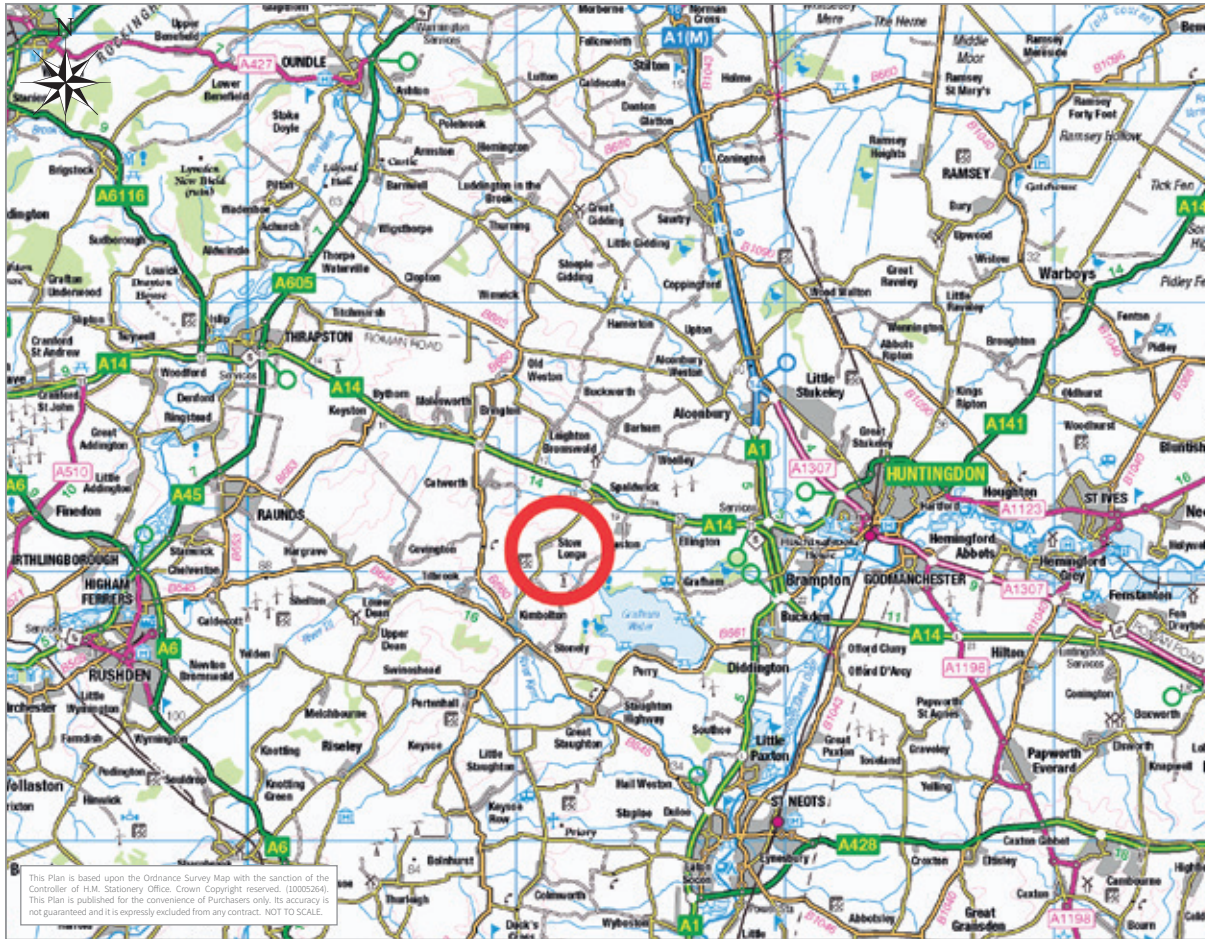
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