



## Manor Site Farm, Great Gidding, Cambridgeshire, PE28 5NU

RESIDENTIAL DEVELOPMENT SITE with Outline Planning Consent for the erection of up to 8 dwellings. Site Area **0.82 ACRES** (0.33 hectares) **FOR SALE BY PRIVATE TREATY**

**Bletsoes**  
— EST. 1881 —

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## RESIDENTIAL DEVELOPMENT SITE

Farmyard Redevelopment opportunity with Outline Planning Consent for the erection of up to 8 dwellings

Site Area **0.82 ACRES** (0.33 hectares)  
**FOR SALE BY PRIVATE TREATY**

## LOCATION

Great Gidding is situated within the District of Huntingdonshire in Cambridgeshire close to the Northamptonshire border. The village lies on the B660, with access to the A1 to the North (4 miles) and the A14 to the south (6 miles). The village is readily accessible via these routes to Huntingdon (10 miles) and the city of Peterborough (13 miles). Not only does the area have good road accessibility but the rail network is equally accessible with both Huntingdon and Peterborough being on the East Coast Mainline providing services to London Kings Cross which takes approximately 1 hour.

## THE SITE

Manor Site Farm is located towards the north of the village, fronting on to the western side of the Main Street (B660). Manor Site Farm is a farmyard site comprising a range of agricultural buildings now suitable for redevelopment. The site has two access points onto the Main Street and has residential development to either side. The site has a total area of approximately 0.33 hectares (0.82 acres) and has a frontage to the Main Street of approximately 58 metres and an average depth of approximately 56 metres.

## GREAT GIDDING

Great Gidding is the largest of three villages collectively known as 'The Giddings' which include Little Gidding and Steeple Gidding. The village evolved largely as a farming community and has a population of around 360 people. The village is predominantly a linear village built along the B660 and is situated to the north of the Alconbury Brook. Much of the village has Conservation status with a number of notable buildings including the Parish Church of St Michael.

Great Gidding has a basic range of services including a Shop, Village Hall, Public House and mobile Post Office service. A wider range of services can be found in nearby Huntingdon, whilst Peterborough has a full range of facilities commensurate with its City status.

## PLANNING

The site has the benefit of Outline Planning Permission for redevelopment comprising of up to 8 residential dwellings. Indicative Plans were submitted as part of the Outline Application demonstrating how the site could accommodate a development of this scale. Copies of the Planning Permission Ref: 21/02188/OUT dated 19 May 2023 can be obtained from the Selling Agents together with further information regarding the planning submission. Any further enquiries regarding planning matters should be addressed to Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon PE29 3TN Telephone 01480 380388.

## FURTHER REPORTS

Further investigations have been made on the site in respect of potential Ground Contamination compliant with requirements of the Planning Permission. A copy of this Report can be obtained from the Selling Agents.





### SERVICES

It is understood that all mains services are in the village, and should be available for connection in Main Street. The prospective purchaser should make their own enquiries of the relevant service providers regarding the connection of services for development purposes.

### RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

A number of services cross the site for the benefit of the residential dwelling lying to the north of the site, and the site is sold subject to, and with the benefit of any existing Rights, Wayleaves and Easements.

### FENCING

Conditions will be imposed requiring the purchaser to fence the rear boundary of the site.

### BOUNDARIES

The purchaser will be deemed to have inspected the land and be satisfied as to the ownership of any boundary, tree, hedge or ditch.

### TENURE AND POSSESSION

The Freehold interest is offered for sale with Vacant Possession to be given on completion.

### PLANS AND AREAS

These have been prepared as carefully as possible and are based on the Ordnance Survey Map for identification purposes only. The purchaser shall have been deemed to have satisfied himself/herself as to the description of the land and any error on this statement shall not annul the sale, nor entitle either party to compensation in respect thereof.

### VIEWING

Through appointment with the Selling Agents or at the roadside with Particulars in hand.

### GUIDE PRICE

The property is offered for sale inviting offers in excess of £1,000,000 (One Million Pounds) Subject to Contract.

### Important Notice

Henry H Bletsoe & Son LLP and for the vendors of this property whose Selling Agent they are, give notice that: (i) all statements contained in these particulars as to the property are made without responsibility on the part of the agents or the vendors for any error, mis-statement or omission whatsoever. (ii) none of the statements contained in these particulars are to be relied on as a statement or representation of fact or as any part of the contractual description of the property. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) the vendors do not make or give, and neither agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property. Finally: The property being open to inspection, purchaser(s) shall be deemed to have full knowledge of the state and condition thereof as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendor and the purchaser(s) upon any point not involving a question of law arising out of these particulars, stipulations or plans as to the interpretation be referred to the arbitration of the Selling Agents whose decisions shall be final and binding on all parties to the dispute and in every such arbitration the Selling Agents shall decide how the costs of such reference shall be borne. Particulars prepared and photographs taken: July 2023.

