



# 131 The Causeway, Bassingbourn-Cum-Kneesworth, Cambridgeshire SG8 5JB

Residential Development Site – 4 Dwellings Site Area 0.25 ACRES (0.10 hectares) FOR SALE BY PRIVATE TREATY

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Oakleigh House, Thrapston, Northamptonshire, NN14 4LJ

# 0.25 ACRES (0.10 hectares) Residential Development Site

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# LOCATION

Bassingbourn-cum-Kneesworth is a Parish in the District of South Cambridgeshire and lies to the west of the A1196, approximately 1 mile to the north of Royston and 14 miles south-west of Cambridge. The two settlements of Bassingbourn and Kneesworth are linked by The Causeway with a hub of activity in Bassingbourn centred on the High Street. The Parish benefits from a good range of services including shops, doctors surgery, dental surgery, garage and sub-Post Office. Both primary and secondary education is catered for in the village.

The Parish has good accessibility by road and there is access to rail services at nearby Royston from where services to London take less than an hour.

# DESCRIPTION

131 The Causeway is a two storey residential property built in rendered brick under a slate roof which lies on the north side of The Causeway within Kneesworth. It comprises of a substantial three bedroom dwelling which has not been occupied for a number of years and which adjoins recent residential developments on either side, including Appletree Row to the west to which there are rights of access. The existing access to the property is off The Causeway. The property occupies a large plot which has a total size of approximately 0.1 Hectares (0.25 acres). Existing site features include a mature Copper Beech on the site frontage which is subject to a preservation order. The site is fenced and enclosed other than the access point.

# PLANNING

The property has the benefit of outline planning permission granted by South Cambridgeshire District Council on 26th September 2023 referenced 22/03644/OUT, for the development of up to 4 dwellings. The outline permission has all matters of detail reserved for later Reserved Matters Approval. The Copper Beech Tree on the site frontage is subject to a Tree Preservation Order and this will need to be considered in any development layout of the site.

# SERVICES

The existing property is connected to all mains services and it is believed that services are available in The Causeway to facilitate the redevelopment of the site.

#### METHOD OF SALE

Offers are invited by Private Treaty for the Freehold Interest in the property, subject to contract only.

#### TENURE AND POSSESSION

The Freehold interest is offered for sale with the benefit of Vacant Possession on completion.

# WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The Property is offered for sale subject to and with the benefit of all wayleaves, easements and rights of way that may exist.

### 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.

# 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

Viewings of the site must be in daylight hours, on foot only, with a set of these particulars in hand. Any request for an internal inspection of the property must be made through the selling agents.

#### **GUIDE PRICE**

The property is offered for sale inviting offers in the region of  $\pm$ 700,000, 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: April 2024