



Barn & Land,

Great Fen Road, Soham, Ely, Cambs, CB7 5UH

Guide Price £150,000.

Excellent opportunity for the self-builder or developer to acquire this existing agricultural barn which sits in a plot overlooking open countryside and is approximately 0.83 acres (stms). The planning permission has approved an open plan 3-bedroom single storey residence of circa 1600 sq. ft. Details of the approved design and conditions can be obtained from the selling agent or from the planning portal of East Cambridgeshire District Council (Ref 23/00630/ARN)



Proposed North Elevation



Proposed South Elevation

Soham

Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14. Soham has its own range of local shops including the Co Op, Asda, M&S Local and small eateries, pubs, hairdressers, leisure centre and doctor's surgery. Soham train station, links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

Tenure & Possession

The site is for sale freehold and with vacant possession.

Planning

Planning permission has been approved by East Cambridgeshire District Council for the barn to be converted into an open plan, single storey dwelling of some 1600 sq ft. The planning details can be found under reference 23/00630/ARN and reports regarding contamination and ecology can be obtained from the council's planning portal or from the seller's agent.

The planning consent applies to the drive and to the barn itself, whilst the remaining land is classed as agricultural.

Method of Sale

The plot is for sale by Private Treaty

Offers

Offers are invited for the freehold purchase of the site. all offers will need to be confirmed in writing to the seller's agent and include the following

- 1 - Any proposed conditions attached to the sale.
- 2 - Proof of funding.
- 3 - Timescales for proposed exchange and completion.
- 4 - Proof of ID.
- 5 - Details of solicitors to be instructed on the purchase.
- 6 - Confirmation that a 10% deposit will be paid on exchange of contracts.

Restrictive Covenants

We are not aware at this time of any restrictive covenants on the site (other than the agricultural use for the land adjacent the barn), but prospective buyers must confirm this for themselves via their legal representatives before committing to the purchase.

Services

All prospective buyers are to make their own enquiries as to the location and provision of services.

Wayleaves, Easements & Rights of Way.

The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and allotted rights and obligations, easements, quasi-easements and all wayleaves, whether referred to or not in these sales particulars.

Purchasers will be deemed to have full knowledge and satisfied themselves as to the provisions of such matters which may affect the property.

VAT

Should any sale of the land or any right attached to it become chargeable for VAT, then such tax will be the liability of the purchaser to settle in addition to the purchase price.

Local Authorities

East Cambridgeshire District Council
Cambridge County Council

NOTES

Whilst the site is visible from the road, all viewings are to be agreed via the seller's agent.

It is envisaged that a bio-treatment plant will be required for the property.

The adjacent detached bungalow is available separately at a current guide price of £350,000 which also has planning to extend and erect a garage.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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