

YARD & BUILDINGS WITH DEVELOPMENT POTENTIAL (STP) – FREEHOLD FOR SALE



YARD AND BUILDINGS, POTTON ROAD, GREAT GRANSDEN ST NEOTS, CAMBRIDGESHIRE, PE19 6TZ

- On the instructions of the liquidator of Collings Brothers Of Abbotsley Limited
- Site area - 3.227 acres (1.306 ha)
- Floor Area – 25,241 sqft (2,345 sqm)
- Residential (and other uses) development potential (STP)
- Adjacent bungalow with residential consent also available

THE OPPORTUNITY

A Liquidator has been appointed over Collings Brothers Of Abbotsley Limited ('the Company'), in order to facilitate a solvent disposal of the assets, which include:

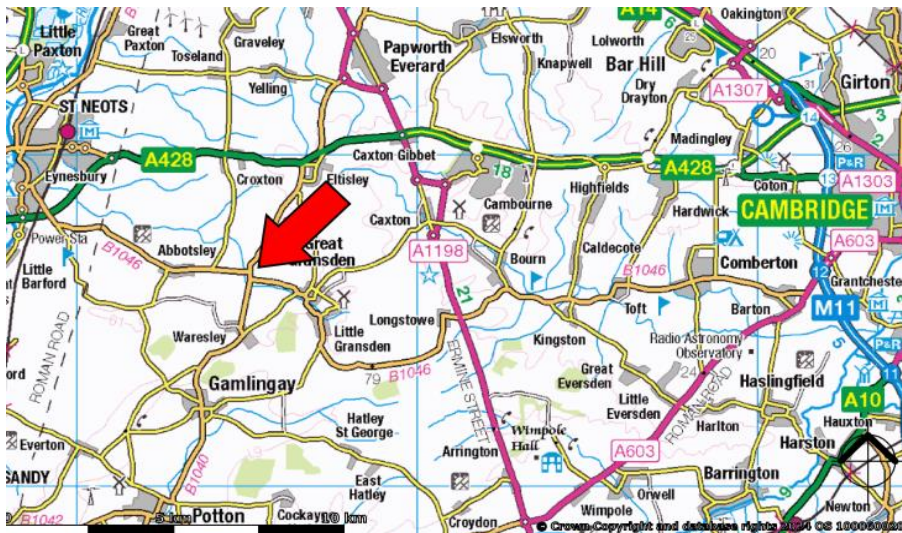
1. The subject freehold property (outlined red on the plan)
2. An adjacent bungalow with planning consent for a new build residential unit (outlined blue on the plan and available for sale via Hilco)
3. The agricultural machinery, equipment and other assets, being sold by Hilco via online auction

The subject property has been owner occupied for a number of years, with the buildings developed over time to suit the Company's requirements. The property is suitable for owner occupation for a similar or alternative use (STP), and has development potential (STP).

LOCATION

On the Eastern side of Potton Road (B1040), on the corner of the junction with Meadow Lane, situated between the villages of Abbotsley and Great Gransden, within South Cambridgeshire.

St Neots, located approximately 6 miles to the west via the B1046, offers comprehensive facilities, including a mainline railway station connecting to London St Pancras International. Additionally, Cambridge is approximately 15 miles to the east via the A428. The property offers accessibility to the motorway network, with the M11 at Madingley and the A1 at St Neots both within easy reach.



SITE AREA

3.227 acres (1.306 ha) as outlined in red below. The adjacent bungalow site (as outlined blue) is also available (title to be divided if sold separately).



DESCRIPTION

The property comprises a range of buildings including a high eaves open plan warehouse, attaching to a retail showroom, various stores, first floor offices and ancillary accommodation, of varying construction. To the rear is a separate detached warehouse/workshop, and there are additional stores and w/c block.

We calculate the following approximate gross internal areas:

	Sq m	Sq ft
Workshop	891	9,587
Stores/Showroom/Offices/Workshop	896	9,640
First Floor Offices	40	430
Detached Workshop	469	5,049
W/Cs	14	155
Stores/Workshop	35	380
Total	2,345	25,241

The site is substantial providing car parking to the front and northern side and a hardstanding yard to the southern side and rear, with secure gates to the front



PLANNING

The property is in an area administered by Huntingdonshire District Council.

The planning portal details various approved applications from 1976 onwards, including the demolition and rebuilding of a toilet block., erection of a single storey showroom building, extension to a workshop, and alterations to a workshop.

A planning application for the demolition of all site buildings forming the existing depot, the erection of 15 new dwellings totalling c 23,735 sq ft (1x2 bed, 5x3 bed, 7x4 bed and 2x5 bed) including the provision of public open space, landscaping, vehicular accesses and associated works was rejected in 2021.

TENURE

The property is held freehold under title no CB356577. Some of the northern portion of this title will be transferred with the sale of the adjacent Bungalow.

TENANCIES

The property is to be sold with vacant possession.



BUSINESS RATES

The Rateable Value is £53,000

ADJACENT BUNGALOW SITE

The adjacent property is also on the market via Hilco and comprises a derelict bungalow, which we are informed is suffering from subsidence. The site totals c 1 acre. Planning consent for redevelopment to a chalet building with detached garage totalling c 3,390 sq ft was granted in 2022.

Contact the agents for further information.



EPCS

EPC assessments are available and will be provided to applicants

LEGAL COSTS

Each party is to bear their own legal costs.

SALE PROCESS

It is intended that the property will be sold by way of private treaty.

The liquidator is not bound to accept the highest, or indeed any offer received.

TERMS

Offers are invited for the freehold interest either in isolation, or to include the adjacent bungalow site.

FURTHER INFORMATION / DATA ROOM

Additional information is available in the data room. Access will be provided on request.

VIEWINGS

Strictly via the sole agents, Hilco Global Real Estate Advisory.



CONTACTS:

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