

01733 897722

eddisons.com

HISTORIC PROPERTY AND SITE FOR SALE

Eddisons

Incorporating Barker Storey Matthews



THE STIBBINGTON CENTRE, CHURCH LANE, STIBBINGTON

PE8 6LP

PRICE FROM £250,000

180.5 sq m (1,943 sq ft)

- Historic 19th Century building
- 1.65 acres (0.67 hectares)
- Rare opportunity
- Adjacent to the A1

LOCATION

The property is located in Stibbington, a historic village in Cambridgeshire approximately 9 miles west of Peterborough. The village is situated adjacent to the A1 and within 2 miles of A47, making it easily accessible and well connected.

DESCRIPTION

The property, originally a former school building, was built in 1871 of stone construction under a pitched tiled roof. The building retains its distinctive form consisting of one large double-height schoolroom, encompassed by three smaller rooms, all still retaining many of its historic features. A single storey extension has been added to the rear of the building which includes WCs and a storage room. The building is within a 1.65 acre site with a mixture of hard standing and a large grassed playing field to the north of the site (with separate vehicle access). To the front of the building there is a large tarmac car park which would accommodate around 30 cars.

There are approximately 5,000 sq.ft of unused terrapin style buildings on site which were used as classrooms/accommodation but under a temporary planning consent which has now lapsed.

For a significant number of years the property was used as an educational centre run by Cambridgeshire County Council. The property is considered suitable for a variety of different uses subject to planning.

ACCOMMODATION

The site is 1.65 acres (0.67 hectares)

	Sq m	Sq ft
The main building:	151.76	1,634
Single-storey extension:	28.74	309
Total	180.50	1,943

PRICE

Offers for the site are sought. Consideration will be given to an offer for the whole or the front and rear sections in two separate Lots.

Lot 1 - The guide price for the main building and car park area is £250,000. Please see area marked in red below.

Lot 2 – Offers invited for the rear land on a conditional or unconditional basis. Depending on the nature of the offer accepted, the vendors may look for an overage agreement with a percentage of any future uplift in value. Please see area marked in green below.

Whole – Offers invited. If a sale of the whole is undertaken, the vendors will look for an overage agreement with a percentage of any future redevelopment potential.

Please note that the plan showing the split between Lots 1 and 2 is indicative only with exact boundaries to be agreed at the time of sale.

VAT

We are advised that VAT will not be charged on the sale price.

BUSINESS RATES

This property has a Rateable Value of £29,250. Rates are usually payable at 49.9 pence in the pound giving a rates payable figure of £14,595.75. We strongly advise interested parties to check the rates payable figure with the Huntingdon District Council.

SERVICES

Mains electricity, water and drainage are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

As a public building, the property has had a DEC and not an EPC. The DEC rating is D (84).

LISTED STATUS

The property is Grade II listed.

Please see reference 1488090 on the Historic England Website for further information.

VIEWING

Eddisons - Gavin Hynes or Hattie Gullan-Whur

Gavin.hynes@eddisons.com
Hattie.gullan-whur@eddisons.com

01733 897722

Ref: 801.160524
June 2024

For more information, visit eddisons.com
T: 01733 897722

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Barker Storey Matthews



For more information, visit eddisons.com
T: 01733 897722

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Barker Storey Matthews



For more information, visit eddisons.com
T: 01733 897722

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating **Barker Storey Matthews**



For more information, visit eddisons.com
T: 01733 897722

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Barker Storey Matthews



For more information, visit eddisons.com
T: 01733 897722

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Barker Storey Matthews