



Knarr Cross Farm

Thorney, Peterborough, PE6 0UD

FARMYARD REDEVELOPMENT OPPORTUNITY with full planning permission for the conversion of three agricultural buildings and the erection of three new build dwellings. Site Area **1.2 ACRES** (0.48 hectares) **FOR SALE BY PRIVATE TREATY**

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LOCATION

Thorney is a village situated off the A47 between Peterborough and Wisbech in the jurisdiction of Peterborough City Council. Thorney is rich in history and traces its roots back to around 500 AD when it emerged as a Saxon settlement. Thorney Abbey has been a local landmark for centuries, with the latest restoration dating to 1840.

Thorney lies approximately 9 miles to the east of Peterborough. The town has good transport connections, with the nearby A47 providing access to the wider highway network and motorway system.

Peterborough provides a wide range of services, including the Peterborough One Retail Park, alongside various leisure facilities across the City. Peterborough Railway Station benefits from a direct mainline service to London King's Cross, with journey times as little as 47 minutes.

THE SITE

The Property lies outside the idyllic village of Thorney, approximately 5 miles to the east, located in the fens. The site, known as Knarr Cross Farm, comprises a farmyard with a range agricultural buildings set back from the road, Thorney Dyke. The buildings on site comprise of three traditional single store Duke of Bedford Farm Buildings, constructed in 1865. The remainder of the buildings on site are a mix of more modern agricultural buildings spread around the yard, including a large grain dryer which is to be demolished as part of the planning permission.

Thorney Dyke road runs directly to the south of the property with direct access into the site.

DUKE OF BEDFORD

Duke of Bedford Buildings refers to buildings owned or built by the Duke and his estate, particularly related to the Duke's landed property. The site features three unique Duke of Bedford single-storey laterally laid out agricultural buildings, constructed in 1865. The barns are constructed





from traditional local brick with a slate tile roof arranged laterally, each forming a separate courtyard. Due to the condition, most easternmost building is to be demolished and reconstructed, which is consented.

PLANNING

The site has the benefits of two Detailed Planning Permissions allowing for the creation of a truly unique site. The first being the conversion of the Duke of Bedford Buildings to form three separate dwellings, Ref:22/01758/FUL. The second planning permission consists of the demolition of the modern agricultural buildings for the erection of three new builds, Ref:22/01773/FUL. The detailed permissions allow for the creation of the following dwellings:

PLOT	BEDS	FLOORS	M ²	FT ²	TYPE
1	4	Single Storey	215.8	2322	Conversion
2	3	Single Storey	266.9	2863	Conversion
3	3	Single Storey	246	2647	Conversion
4	4	Two Storey	349	3756	New Build
5	4	Two Storey	325	3509	New Build
6	5	Two Storey	325	3509	New Build

SERVICES

The property is currently connected to mains electricity and water but prospective purchasers should make their own enquiries of the relevant service providers regarding the connection and capacity of services for development purposes.

RIGHTS OF WAY

The vendor will retain ownership of the existing entrance off Thorney Dyke, providing a right of way for the development and occupants with obligations to maintain the access. The Vendor will retain the right of access through the site at all times. Rights to lay services where necessary to facilitate the development of the property.

HOLDOVER

The vendor will retain ownership and use of the grain dryer and grain storage buildings until the 31st December 2025.

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. Any purchaser will be expected to erect fencing around the site consistent with the planning permission as well as with 6 inch by 6 inch concrete posts on corners which will be owned by the vendor. Such boundaries to be installed prior to development commencement.

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.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our Sales Particulars accurate and reliable, if there is a point which is of particular importance, please do contact Bletsoes who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

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ADDITIONAL LAND

Additional land can be made available by separate negotiation to the north and south of the development site.

FURTHER INFORMATION

Further details of the approved scheme, including copies of the planning decision notices, approved plans and submitted reports, can be obtained from the selling agents.

TENURE AND POSSESSION

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

VIEWING

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

COMMUNITY INFRASTRUCTURE LEVY

The CIL on site totals £197,522.55.



Will Simpkins

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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: June 2025.

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