



Eldernell Farm

Eldernell Lane, Coates, Cambridgeshire PE7 2DD

Site Area **0.725 ACRES** (0.29 hectares)

Bletsoes
— EST. 1881 —

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- Range of traditional farm buildings with Detailed Planning Consent for conversion into three residential dwellings
- Two 3 bedroom dwellings and one 2 bedroom dwelling, all single storey

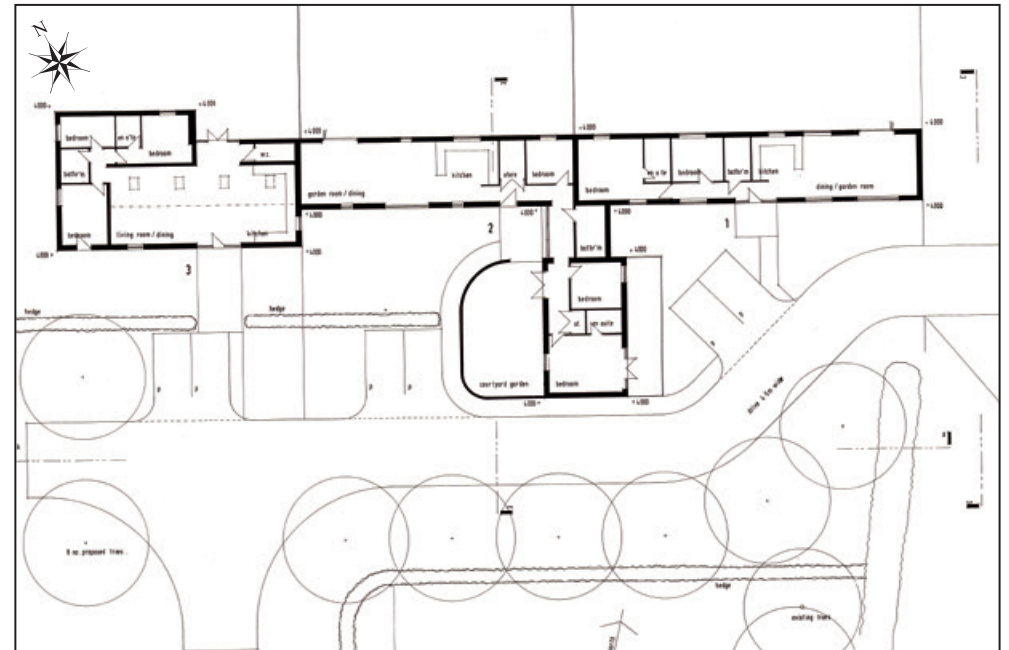
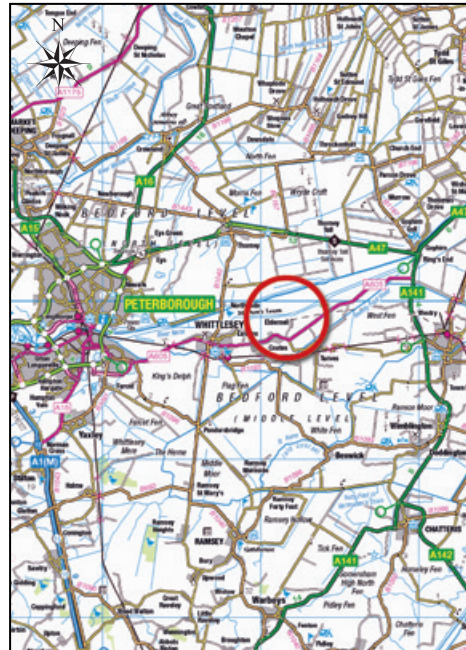
LOCATION

Eldernell Farm lies to the east of Peterborough, north of the A605. It is situated approximately 600m north east of the village of Coates, and is accessed via Eldernell Lane, which is a 'No through road' terminating at South Bank and the Nene Way. The Nene Washes lie to the north. Whittlesey is the nearest town, and is approximately 3 miles to the west. It is an attractive Fenland Market Town, with a good range of services and amenities. Peterborough lies approximately 10 miles to the west, and from here there is access to the major road networks including the A1. Peterborough also has a Mainline Railway Station from where services to London take approximately 1 hour.

There are a number of residential and commercial properties along Eldernell Lane, but otherwise, Eldernell Farm is located in a primarily rural area. The Nene Washes which lie immediately to the north are designated as a Site of Special Scientific Interest and also a Protected Wetland Site important for the overwintering of bird life. The Nene Way runs along the South Bank, of the Nene Washes.

DESCRIPTION

The total area of the site is approximately 0.725 acres (0.29 hectares). The site is accessed by an existing entrance off Eldernell Lane. The site comprises a range of traditional farm buildings of varying construction. The principal barn is timber framed with weatherboard cladding, whilst the other buildings are of brick construction covered with varying roof materials. The buildings are primarily orientated east/west, with the Nene Washes lying to the north, and open countryside lying to the south. The opportunity exists to create an extremely pleasant, private and rural residential scheme in a unique countryside environment.



PLANNING

The site has the benefit of Detailed Planning Permission (F/YR17/1028/F) granted by Fenland District Council on the 24 May 2018. The approved scheme allows for the conversion of the existing buildings together with an element of new linked development, to create three single storey residential properties. Two of the properties are designed as three bedroom dwellings and the other as a two bedroom dwelling. The existing access is to be utilised, and the properties will enjoy a private enclosed courtyard area to the rear with parking provision. Each property will also have a private garden.

A copy of the Planning Permission is available in the Information Pack detailed below, and prospective purchasers should note the conditions attached to that Planning Permission. These include a requirement to provide a passing bay along Eldernell Lane, as well as erecting a wildlife tower, to provide alternative nesting and roosting for barn owls in the area which utilise the buildings at present. Further details of the wildlife tower are also available within the Information Pack. This is to be built on the vendors' retained land, with rights being granted to the purchaser. The purchaser may also be required to provide nest boxes and similarly the vendors will consent to these being erected on their retained land.

GENERAL

Information Pack

An Information Pack is available for interested parties from the Selling Agent and we recommend that all prospective purchasers review the information provided. The Pack includes:

- | | |
|---|-------------------------------------|
| a) Detailed Planning Permission dated 24 May 2018 | e) Barn Owl Mitigation Report |
| b) Approved Plans for the development | f) Drainage Strategy |
| c) Topographical Survey of the site | g) Tree Survey and Constraints Plan |
| d) Ecological Report | h) Ground Investigation Report |

Services

It is believed that mains water and electricity are available in the vicinity of the site. Prospective Purchasers should satisfy themselves regarding connection costs by contacting the relevant service provider. A Drainage Strategy has been prepared for the site and is included within the Information Pack.

Easements, Wayleaves and Rights of Way

The property is sold subject to any easements, wayleaves or rights of way across the property whether mentioned in these Particulars or not. The Sellers will seek to reserve access rights over the development access.

Boundaries

The purchaser will have been deemed to have inspected the land and satisfied himself/herself as to the ownership of any boundary, hedge, tree or ditch.

Tenure and Method of Sale

The Freehold interest in the site is offered for sale as a whole by Private Treaty with the benefit of vacant possession on completion.

Guide Price

Offers in the region of £300,000 are sought subject to contract.

Particulars, Area and Plans

These Particulars have been prepared in good faith and are believed to be correct. The plans and areas have been prepared from the Ordnance Survey Map and are similarly believed to be correct and both are published for identification purposes only and prospective purchasers should satisfy themselves as to their accuracy.

Value Added Tax (VAT)

Should the sale of the land become chargeable supply for the purpose of VAT then such tax shall be paid by the purchaser in addition to the purchase price. It is not anticipated that there will be any VAT upon the sale of this land.

Fencing

The purchaser will be expected to provide new boundary fencing to a standard agreed with the vendors along the boundaries with the vendors' retained land.

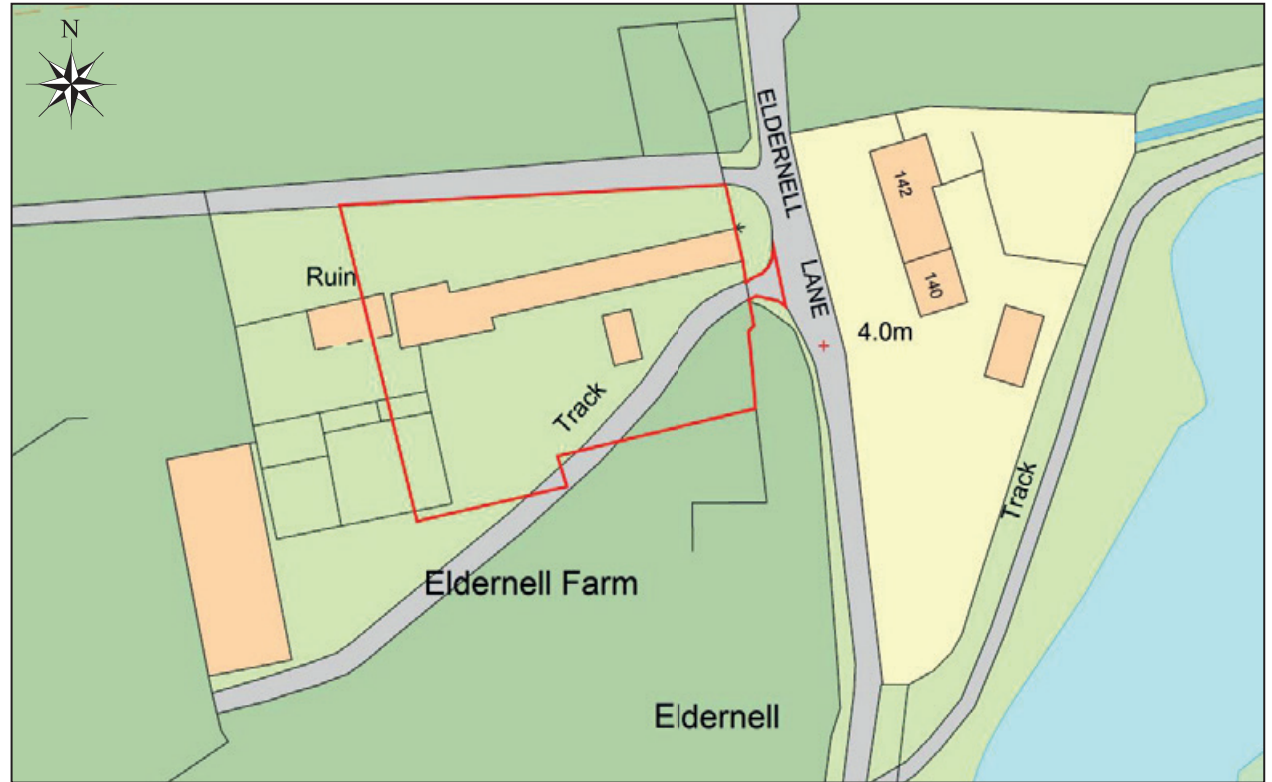
Viewing

The site can be viewed from the roadside. Anyone wishing to enter onto the site to carry out a more detailed inspection should make arrangements with the Selling Agents.

Important Notice

Bletsoe for themselves 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 Agent 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/herself 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 Agent nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property. (v) one of the Vendors is a member of Bletsoes. 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 Vendors 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 Agent whose decisions shall be final and binding on all parties to the dispute and in every such arbitration the Selling Agent shall decide how the costs of such reference shall be borne. Particulars prepared and photographs taken: May 2019.

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