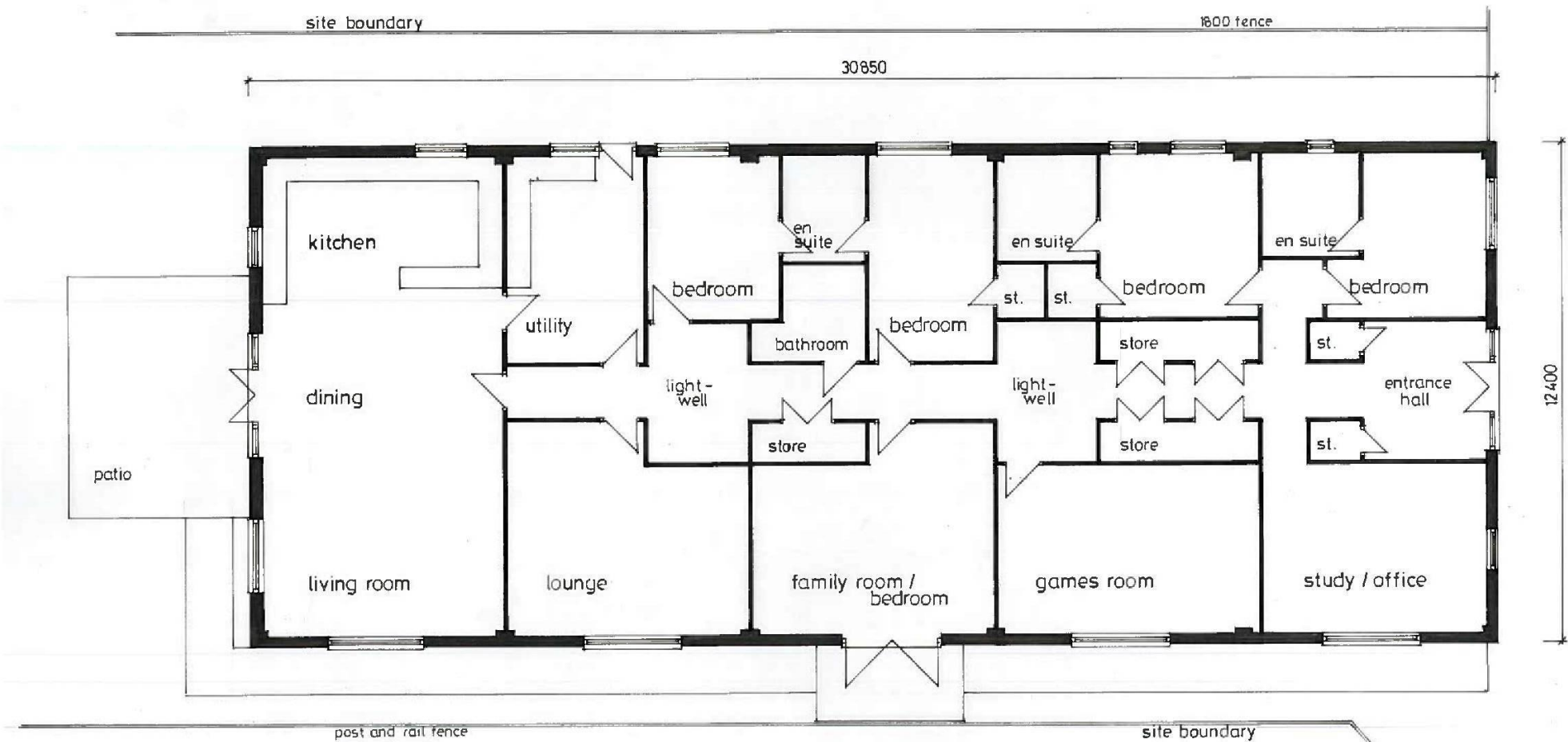




RESIDENTIAL CONVERSION OPPORTUNITY

HAMERTON | CAMBRIDGESHIRE | PE28 5QU

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS



1:100 at A3.

Marric Chartered Surveyors

Conversion of workshop to
Residential usage at
Gidding Road, Hamerton.
Floor plan - proposed.
Job N° 24/08 . Drg . N° 3.
July 2024.

A former woodwork shop constructed around 1995 with consent for conversion to residential use, creating a substantial bungalow of around 3700sq ft, set on the edge of a picturesque village.

Location

The property is set on the Gidding Road, on the edge of the picturesque village of Hamerton. The village has footpaths and bridleways providing access to the gently rolling countryside, that surrounds it. The market town of Oundle lies about 9 miles to the west. Historic Huntingdon is about 10 miles away and offers extensive facilities, as well as main line rail services to London, with journey times to King's Cross from about 50 minutes. The A1 M and the A14 provide excellent road links to Peterborough and Cambridge.

The Site

This attractive development opportunity occupies a site of approximately 0.30 acre. The site is relatively level and has good access from the highway. Mains electricity, water and drainage are connected. The building was erected around 1994/5 and is of brick construction beneath a metal, profile clad roof. The building measures, externally, 30.85 metres by 12.40 metres. It has sealed unit double glazed windows and doors, in situ. There is currently a small kitchen and 2 x WCs within the building.

Planning Permission

Huntingdonshire District Council have granted Prior Approval for the change of use from use Class E to use Class C3 (residential) under the Town & Country Planning (General Permitted Development) (England) Order 2015 - under planning reference 24/02283/P3JPA - an electronic copy of the Decision Notice and planning drawings are available from Woodford & Co.

The proposed layout indicates a substantial bungalow offering versatile accommodation with up to five bedrooms and three bathrooms. The internal layout could of course be configured to a purchaser's own design. There is lawned garden to the rear and a singled drive with parking, to the front.

Community Infrastructure Levy (CIL)

There is no CIL payment due on this development. A CIL statement is available from the agent.

Local Authority

Huntingdonshire District Council.

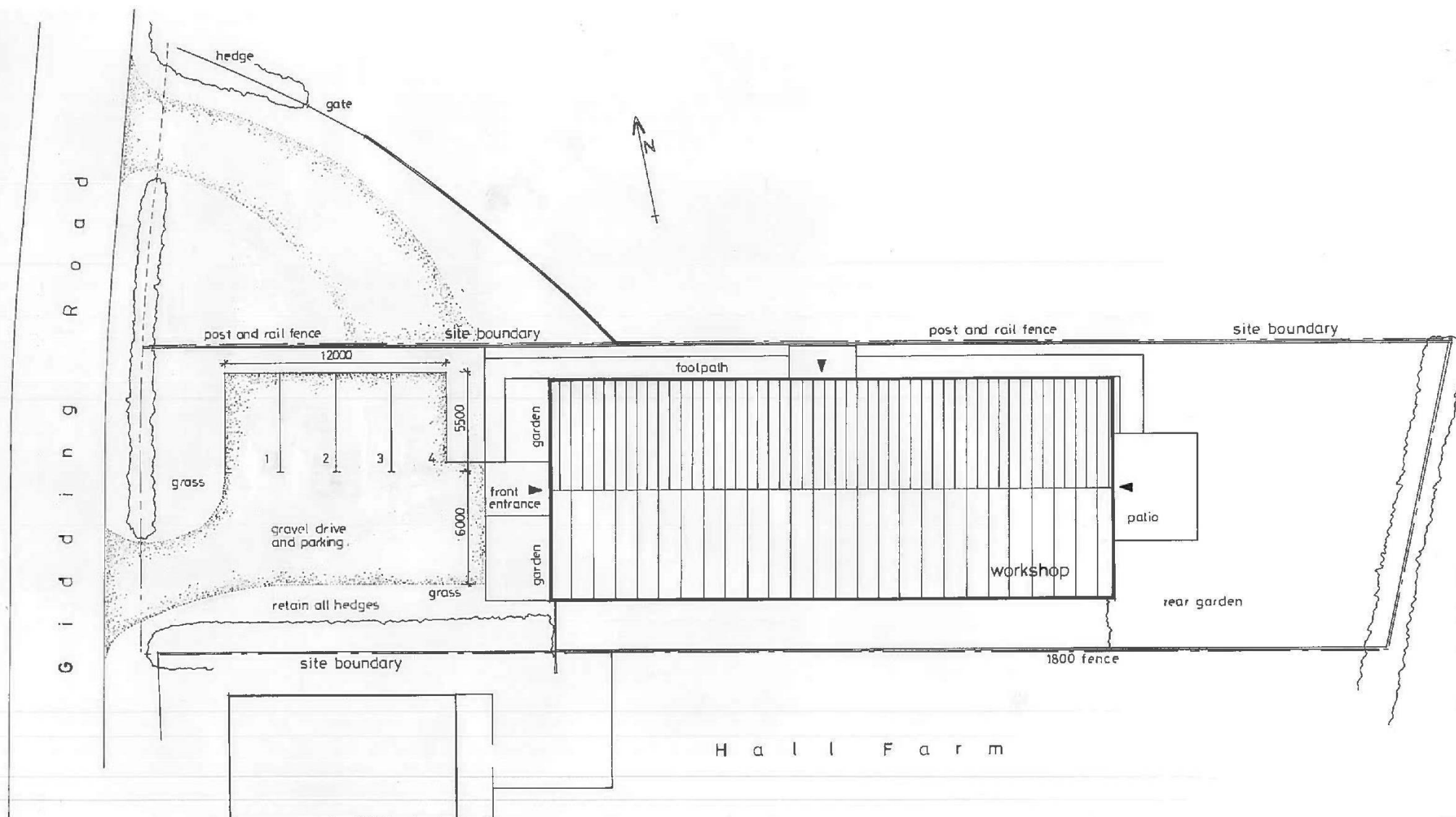
Method of Sale

This attractive residential development site is offered for sale by private treaty. Offers are to be made in writing to the selling agent: - Woodford & Co, 12 Market Place, Oundle, Peterborough, PE8 4BQ or by email to info@woodfordandco.com

Viewings and further information

To arrange a viewing or for further information, please contact the selling agent, Chris Woodford
Woodford & Co – Oundle Office - Telephone 01832 274732 or Email chris@woodfordandco.com





0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30m

1: 200 at A3

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Note: Woodford & Co for themselves and for the vendors of this property, whose agents they are, give notice that:

1.The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

2.All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3.No person in the employment of Woodford & Co has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4.No responsibility can be accepted for any expenses incurred by intending purchasers or in inspecting properties which have been sold, let or withdrawn.

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