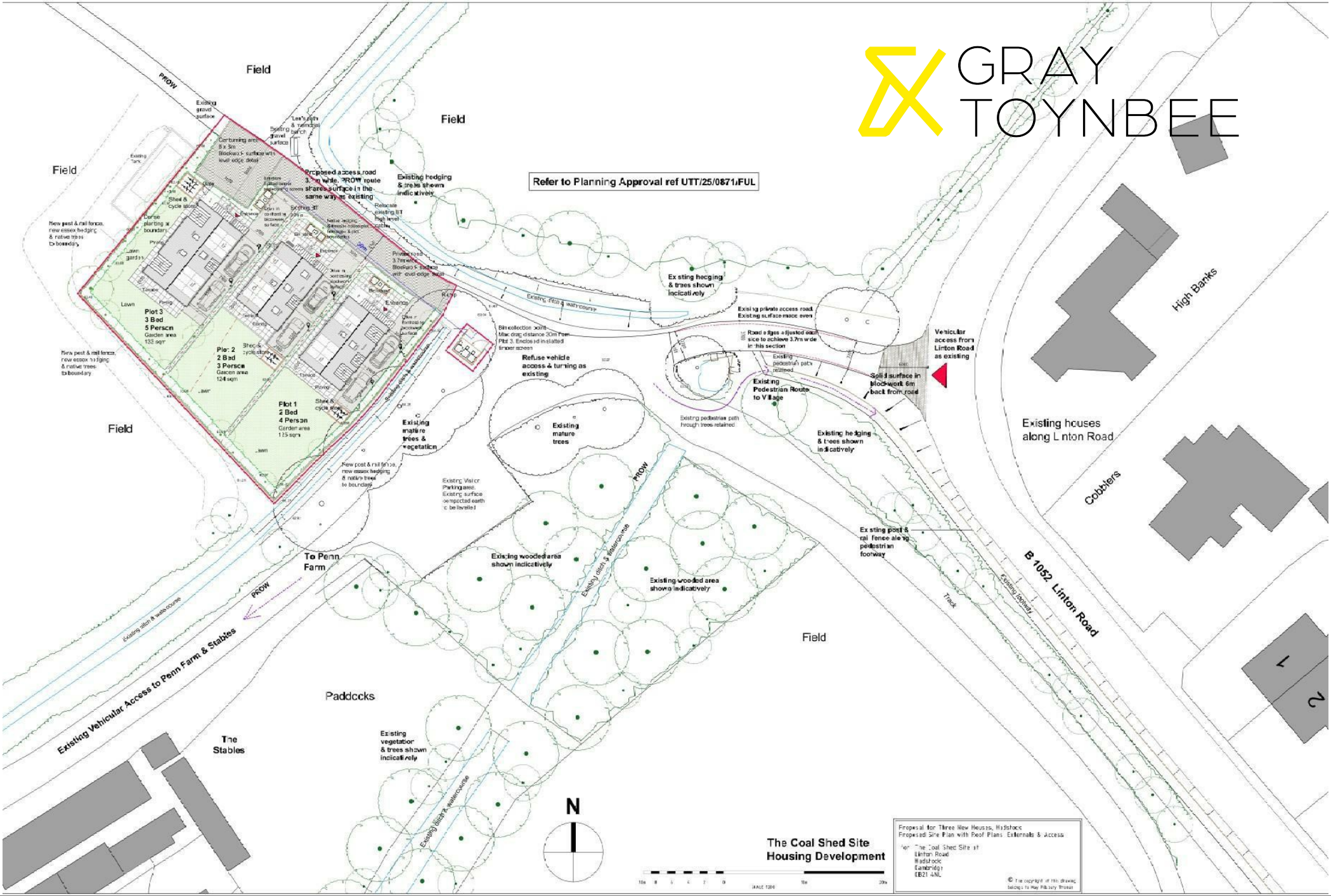


The Coal Shed, Linton Road, Hadstock, Cambridge, CB21 4NU

Guide price £400,000









A development site with planning permission for three detached homes in an attractive, edge-of-village setting overlooking farmland, within a popular and sought-after village.

Uttlesford District Council has granted full planning permission ref: UTT/25/0871/FUL - Demolition of buildings and structures associated to car repair business (Class B2) and erection of 3 no. residential dwellings (Class C3) and associated works at The Coal Shed
Site Linton Road Hadstock. The site is edged red on the attached plan, and a full right of way over the sellers retained land will be granted.

The sellers have commissioned a Phase II Geo-Environmental Assessment, which confirmed no significant issues/risks - it is available on request.

The scheme of three individual units comprising 2 no. two-bedrooms and 1 no. three-bedroom detached homes. All homes will have private gardens and driveway parking for two cars.

All buyers must familiarise themselves with the following important information and make all the necessary investigations and enquiries relating to the same before making an offer.
Important information:

1. Mains services: We are advised that water is available in the lane. It will be the buyer's responsibility to agree to satisfy themselves regarding all services, and the cost of installation and connection shall be covered by the buyer. There is no mains drainage to the site. The selklers will provide rights to install services on their retained land (details and location to be agreed). The sellers will retain the right to connect to all services/media installed by the buyer.

2. Planning permission: The plot benefits from full planning permission; purchasers should satisfy themselves regarding planning and all pre-commencement conditions.

3. The buyer must covenant to construct the consented scheme, however, non-material amendments and changes to the internal layout will be considered, subject to written consent. Consent will not be unreasonably withheld.

4. The buyer must covenant not to permit any temporary accommodation on the site.

5. The purchasers are required to erect suitable site fencing, within 2 weeks of completion.

6. There is a public pedestrian right of way and a vehicular right of way in favour of the adjoining landowner shown on the plan running along the new driveway to the land on the northwest side of the site.

7. The buyer must construct, at their cost, a new access road over the area edged blue on the plan, this should be the specification required by the planning/highways department.

8. Demolition of the existing buildings will be the buyer's responsibility.

9. Demolition and site clearance will be the responsibility of the buyer. A Phase 2 Geo-Environmental survey is available.

10. The biodiversity net gain calculation includes the provision for off-site planting in an adjoining field. The buyer must covenant, at their cost, to provide and install the required planting. The sellers will covenant to provide access to the land.

11. All works and costs associated with the access road that form part of the planning permission, including those on the land retained by the seller, will be the responsibility of the buyer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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