



The Former Church Rooms, Graveley Road  
Offord D'Arcy, St Neots, PE19 5RB



# The Former Church Rooms, Graveley Road, Offord D'Arcy, St Neots, PE19 5RB

## Freehold building for sale

£100,000

- Central attractive village location
- Suitable for a variety of uses subject to planning
- 805 sq ft building
- 1,612 sq ft plot



### LOCATION

The property is to be found within a central position in the village of Offord D'Arcy, four miles north of St Neots and three miles south-west of Huntingdon. Forming part of the Offords, this is an attractive and popular location in Huntingdonshire.

Prominent corner plot at the mini-round-a-bout at Graveley Road and High Street.

The Offords benefits from a pub, café, shop and is close to the River Great Ouse. There are many historic and handsome buildings locally. It is well located for the larger towns of St Neots and Huntingdon, alongside Buckden which benefits from further amenities such as the George Inn and local butchers.

The A1(M) motorway, which connects London with Edinburgh, is located approximately 5.8 miles to the north of the property. By road, the property is located approximately 20 miles west of Cambridge, 26 miles south of Peterborough, 36 miles northeast of Milton Keynes, 35 miles north of Luton and 63 miles north of London.

Huntingdon railway station is situated approximately 3.4 miles (4.8 miles by road) to the north of the property. From Huntingdon there are direct services to London Kings Cross (58 mins), London St

Pancras (1 hour 5 mins) and London Bridge (1 hour 20 mins).

### DESCRIPTION

The property comprises a detached masonry building, Victorian in construction. It is single storey and most recently was used as the Church Rooms for the local parish church.

### ACCOMMODATION

The property comprises, entrance lobby, main room/ hall, kitchen with walk-in store and WC with basin and lavatory.

The internal floor area is approximately 805 sq ft.

The site area is approximately 1,612 sq ft.

### SERVICES

The property benefits from mains electricity, water and foul drainage.

### METHOD OF SALE

The freehold of the property is to be sold by private treaty.

### GUIDE PRICE

£100,000

### VAT

We understand that there is no VAT payable.

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### EPC

The EPC is available on request.

### BUSINESS RATES

Interested parties are to make their own enquiries.

The historic use of the building was such that the property was not subject to business rates.

### VIEWING

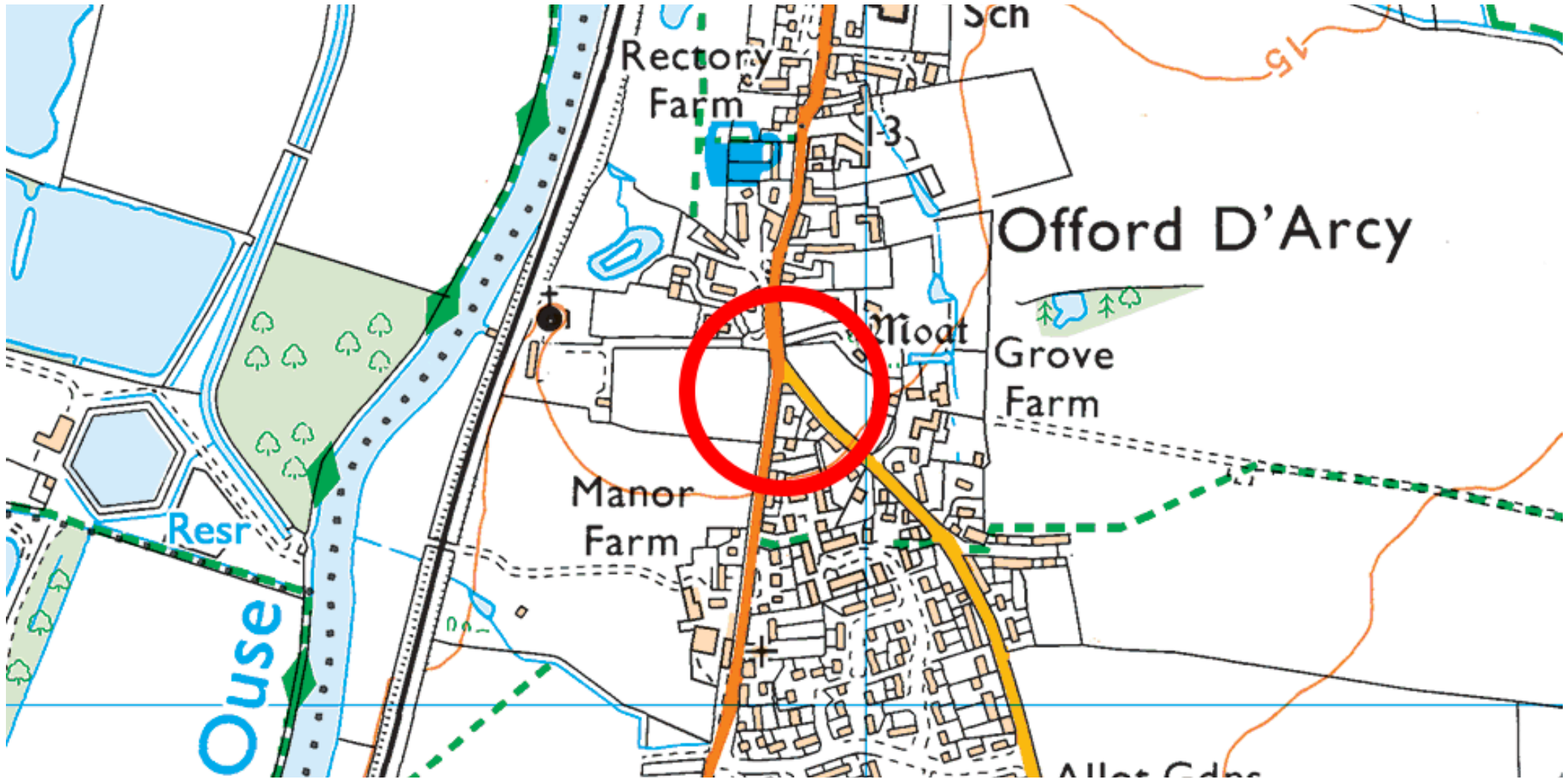
For further information and to arrange a viewing, please contact:

Lee Bannon, MRICS - 01223 659059

lee.bannon@brown-co.com

Anne McGlinchey - 01480 479072

anne.mcglinchey@brown-co.com



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**Brown&Co Cambridge and St Neots**

Clifton Court, Cambridge, CB1 7BN | The Fairways, Wyboston Lakes, Wyboston, MK44 3AL

T: 01223 659050 | 01480 432220

E: [cambridge@brown-co.com](mailto:cambridge@brown-co.com) | [stneots@brown-co.com](mailto:stneots@brown-co.com)

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