



# FREEHOLD BARN/LAND OPPORTUNITY

LAND AT BEACH FARM, GREEN END, LANDBEACH





## SUMMARY

An exciting opportunity to acquire a freehold barn/land in a highly regarded village north of Cambridge.

- Site area of approximately 0.4 acres (0.16 ha).
- Situated approximately 2 miles from Waterbeach Railway Station and 5 miles north of Cambridge city centre
- For sale by Private Treaty
- Offers in excess of **£175,000**

## LOCATION

The site is located to the northern end of the village of Landbeach, approximately 5 miles to the north of Cambridge city centre. Waterbeach Railway Station lies approximately 2 miles to the east, offering direct services to Cambridge Station in approximately 10 minutes, and onwards to London King's Cross in under an hour.

Junction 33 of the A14 is located circa 2 miles to the south, providing connectivity east toward Bury St Edmunds and west towards Junction 14 of the M11, offering onward connection south toward London. A bus stop on the High Street, less than 500m to the south, provides services to central Cambridge via Waterbeach every 160 minutes.

The village offers a limited range of local amenities, comprising a church, village hall, and recreational ground. A broader provision of services is available in Waterbeach, located approximately 1.5 miles to the east, which accommodates a GP surgery, nursery, primary school, local shop, café, post office, and public house. More comprehensive amenities are accessible in Cambridge to the south.

## DESCRIPTION

The site forms part of Land Registry Title Number CB433749 and lies within the administrative boundary of South Cambridgeshire District Council. The parcel extends to approximately 0.4 acres (0.16 hectares) and comprises a large agricultural barn, area of hardstanding, and land left to grass. The parcel is broadly rectangular in shape and level in nature.

The northern boundary is defined by the access track leading from Green End. To the east, the site adjoins the shared driveway of two residential properties and the garden of a neighbouring dwelling. The southern boundary adjoins a wooded area within residential curtilage. The western edge borders land in active agricultural use, including areas of hardstanding and associated agricultural buildings.

The existing barn is a steel portal framed with brick block walls and cement-sheet cladding to the roof. The barn benefits from connection to mains electricity and mains water, supporting its historic agricultural use. The building sits within an area of hardstanding.

## PLANNING

The site is located within the jurisdiction of South Cambridgeshire District Council and is situated within the Landbeach Conservation Area. The site does not benefit from any extant planning permission.

Previously, it formed part of a larger application alongside the two adjacent dwellings to the east, where the complete site was proposed to deliver five dwellings (reference: S/2430/19/FL). This application was later withdrawn, and a subsequent application for the two dwellings to the east was submitted and approved. Those two dwellings have been developed independently of the subject site (reference: 20/03981/FUL).

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The site is offered subject to, and with the benefit or burden of all existing rights of way, wayleaves and easements whether or not specifically referred to in these particulars.

## SERVICES

Prospective purchasers are advised to make and rely upon their own enquiries with the relevant service providers.

## OVERAGE

We are not specifying any overage mechanism at this stage. It is for bidders to determine whether they wish to propose overage as part of their offer structure. Any such proposal may be considered as a potential value enhancer, but only where it does not reduce or negatively impact the headline purchase price. If bidders elect to include overage, they should clearly set out the basis, trigger events, and methodology for calculating any uplift in value.

## VAT

Prospective purchasers should be aware that any price quoted or discussed is exclusive of VAT. VAT is payable on the purchase price and all offers should be clearly stated as a figure plus VAT.

## METHOD OF SALE

Offers are invited for the whole via the Private Treaty method of sale with rights reserved to conclude marketing through an informal tender process. Prospective purchasers are directed to the Sales Summary and Bidding Guidelines contained within the Information Pack for further information.

The Seller is not obliged to accept the highest or indeed any offer received.

## ANTI-MONEY LAUNDERING

In accordance with the Money Laundering Regulations 2017, once an offer is accepted, the purchaser(s) must provide any requested information to complete the necessary due diligence as a legal requirement.



## TENURE

The site is to be sold freehold, with Vacant Possession.

## INFORMATION PACK

Access to an Information Pack containing all relevant sales information, technical reports and planning information is available on request – please contact the Selling Agents.

## BIDDING GUIDELINES

Offers should be submitted in accordance with the Bidding Guidelines.

## INSPECTIONS

Should be arranged by prior appointment with the selling agents.

## HEALTH AND SAFETY

Viewers are asked to exercise caution. The Seller and Selling Agents accept no responsibility for the safety of those viewing the property; all viewings are at your own risk.

## SELLING AGENTS

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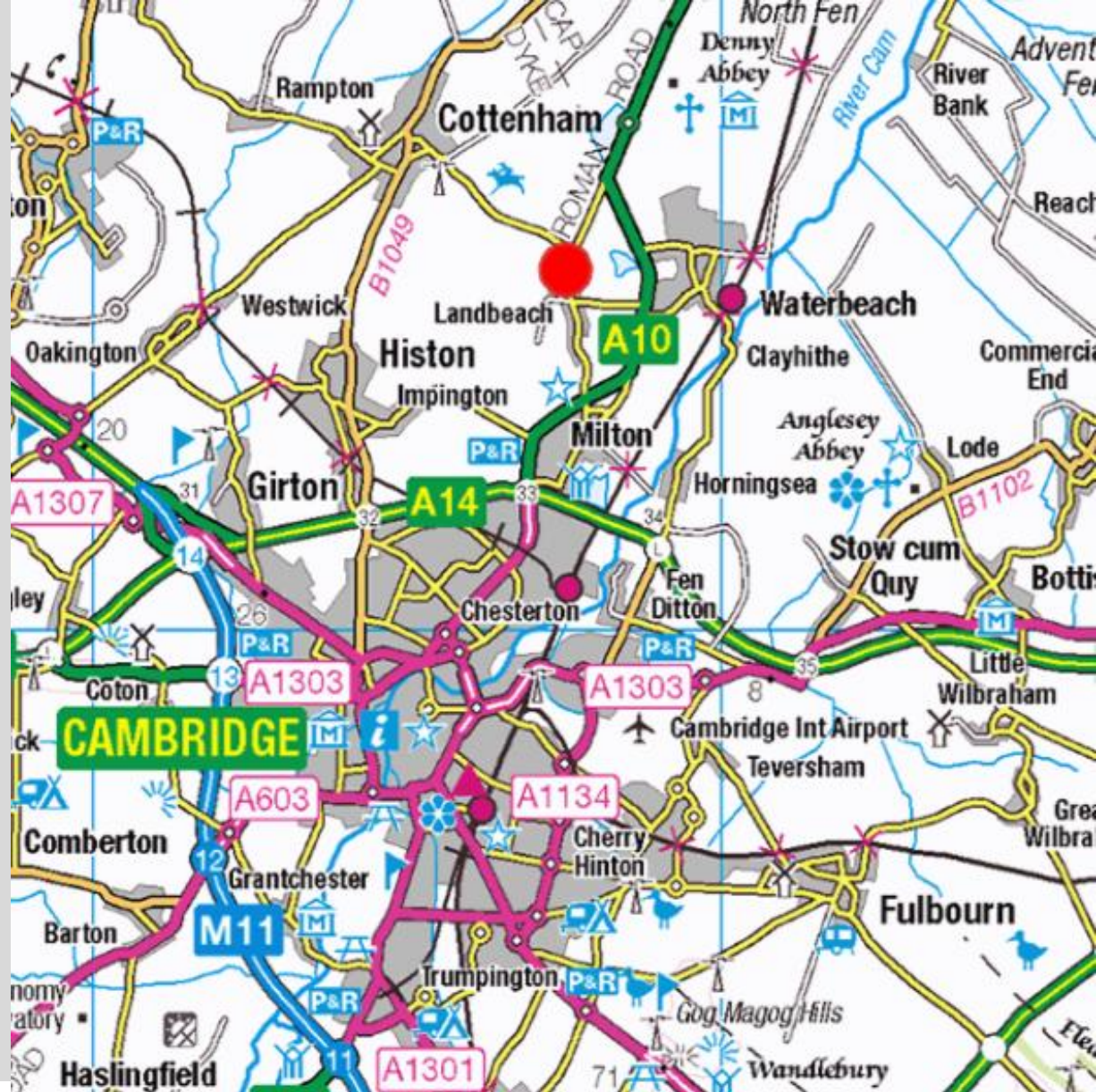
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