



THE BRIARS

Ashwell Road, Guilden Morden, Cambridgeshire, SG8 0JX

BROWN & CO

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Ashwell Road, Guilden Morden,
Cambridgeshire, SG8 0JX

FOR SALE – RESIDENTIAL DWELLING

Guide Price: £430,000

GIA – 1,284 sq ft (119 sq m)

Approx. Site Area – 0.25 acres (0.1025 Ha)

Located in Popular South Cambridgeshire Village

LOCATION

The village of Guilden Morden is located on the border of Hertfordshire and Cambridgeshire approx. 7 miles northwest of Royston and 17 miles southwest of Cambridge.

The village is well regarded locally and offers a thriving community with local amenities including a Primary school, Nursery, Church, Village Hall, Sporting Clubs and a community run village pub.

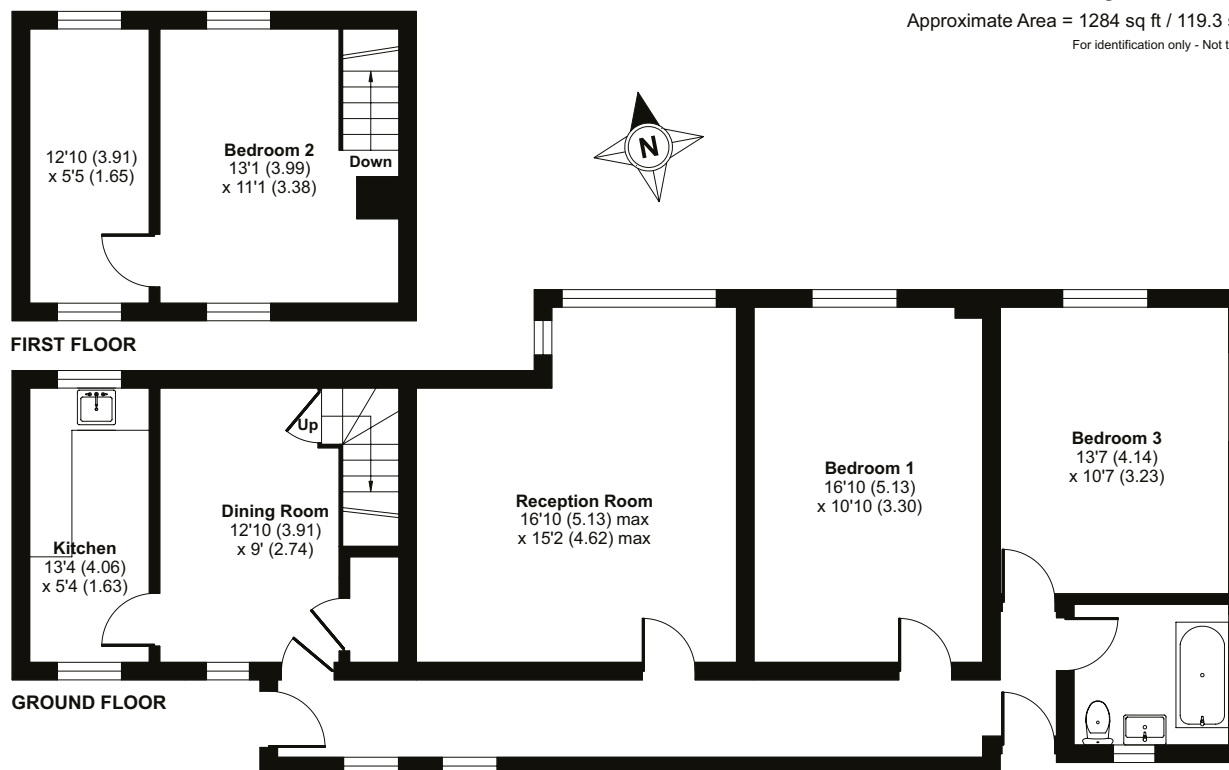
Leisure and retail opportunities can be found in Royston or Cambridge with the neighboring village of Ashwell offering further local shops and a doctors surgery.

The village benefits from convenient road links via the A1M, (N/S) A505 (E/W) with rail links 10 mins away via Ashwell or Royston (Cambridge – King Cross line including Farringdon and Blackfriars Stations). In summary Guilden Morden provides a location offering a gentle rural lifestyle with the convenience of being close to amenities and transport links.

Ashwell Road, Royston, SG8

Approximate Area = 1284 sq ft / 119.3 sq m

For identification only - Not to scale



The Fairways, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire MK44 3AL
01480 213811 | stneots@brown-co.com

THE PROPERTY

The property comprises a single detached dwelling with accommodation arranged over two storeys extending to approximately 1,284 sq ft (119 sq m).

The property is of brick construction with external sand render under a partly tiled roof. Please note the property requires extensive renovation throughout.

The house sits within mature gardens extending to approximately 0.25 acres (0.1025 ha) with delightful views beyond over open countryside.

PLANNING COMMENTS

It is understood the property is located outside both the Guilden Morden Village Settlement Boundary and Conservation Area.

It is envisaged the house could be extended under Permitted Development Rights to offer an improved layout and living accommodation. Alternatively, subject to the appropriate planning permissions, a replacement dwelling may be achieved following the demolition of the existing house.

ACCESS

Access is via Ashwell Road.

SERVICES

It is understood services are available however interested parties are advised to make their own enquiries of the relevant utility companies to ensure that the capacity of services etc is adequate for the proposed use.

BOUNDARIES

The buyer(s) shall deem to have full knowledge of all boundaries and neither the seller or the selling agents will be responsible for defining boundaries nor their ownership. Plans are for indicative purpose only.

VAT

It is understood VAT is not payable on the site.

Should the sale of the property or any rights attached to it become chargeable for VAT shall be paid by the purchaser in addition to the contract price.

RESERVED RIGHTS AND COVENANTS

The property is sold subject to and with the benefit of all public rights and private rights of way, light drainage, overhead cable, and other easements and restrictions or obligations that exist whether the same are described in the particulars.

OVERAGE

An overage payment of £40,000 shall be liable if planning consent is granted for more than a single replacement dwelling.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The local planning authority (SCDC) currently have not adopted the Community Infrastructure Levy (CIL). Therefore, there is no CIL obligation to developers or self-builders.

METHOD OF SALE

The property is offered for sale on a private treaty basis.

Prospective purchasers please note that the vendor will be seeking to exchange contracts within 6 weeks of the issue of a draft contract. Completion will take place within 20 working days after exchange.

GUIDE PRICE

£430,000 for the freehold.



ADDRESS, POST CODE AND WHAT3WORDS

The Briars, Ashwell Road, Guilden Morden, Cambridgeshire, SG8 0JX

what3words: ///countries.roofs.outsmart

VIEWING

Viewing is strictly by appointment via the sole agent.

Brown & Co The Fairways Wyboston Lakes Bedfordshire MK44 3AL

Tim Davies

Tel: 01480 213811

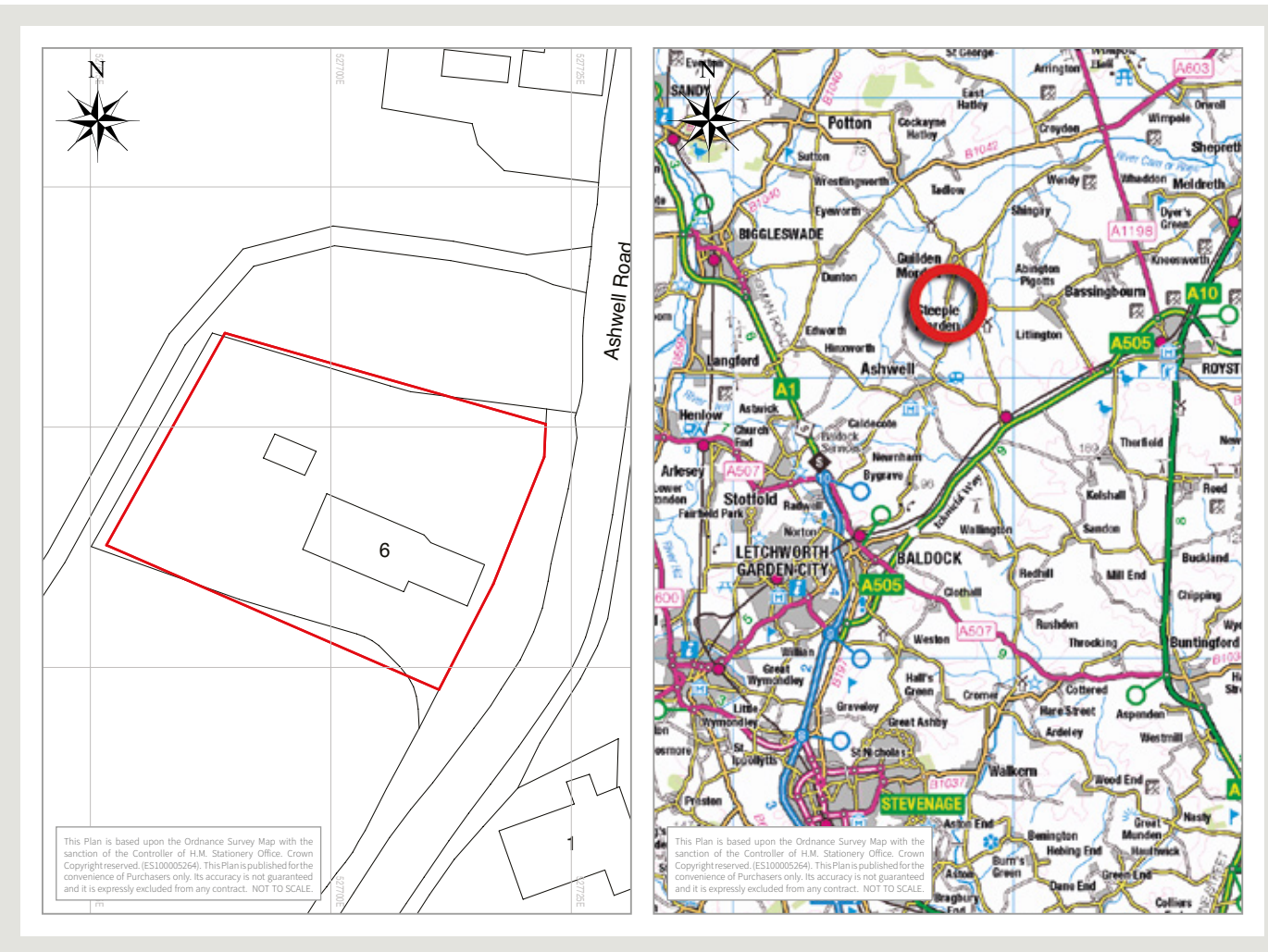
Email: tim.davies@brown-co.com

HEALTH AND SAFETY

Given the potential hazards within the plot we would ask you to be as vigilant as possible when viewing the plot. Neither the seller or the agent is responsible for the safety of those viewing the plot and accordingly those viewing the property do so at their own risk.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G	17	
Not energy efficient - higher running costs		



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in December 2023.

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