



01480 213811 | Tim.Davies@brown-co.com



FOR SALE

Land to the Rear of 67 Ramsey Road, Warboys, PE28 2RW

GUIDE PRICE: £399,000

- Residential Development Site with Outline Planning Consent for the Erection of Two Detached Executive Dwellings
- Overall Site Area – 0.23 Ha (0.57 Acres)
- Secluded Site Accessed Via Private Driveway
- Well Regarded Village with Many Local Amenities
- Viewings Strictly by Appointment Only

0.23 Ha (0.57 Acres)



Warboys

The site is situated in the well regarded Cambridgeshire village of Warboys which is located 7 miles north west of Huntingdon which offers the retail and leisure amenities associated with a thriving town, including rail links to London (Kings Cross - 1.04 hours). The university city of Cambridge is 20 miles to the south with easy access by road via A14. Warboys is well served with local amenities including Post Office, general stores, doctor's surgery, pubs and schools.

The Site

The overall site measures 0.23 Ha (0.57 acres). It currently forms part of the garden of an existing dwelling with vehicle access from Ramsey Road. The site benefits from an appealing position with mature boundary hedges. The extent of the site is as edged red on the site plan. It is offered freehold with vacant possession upon completion.

Planning Permission

The development site benefits from Outline Planning Permission for the erection of two detached dwellings. The consent was granted on 22 September 2017 by Huntingdon District Council under planning Reference No: 17/O1256/OUT. An indicative plan submitted with the application shows how two houses, each with a built floor area of approx. 210 sq m (2,260 sq ft) can readily be accommodated on the site. It is considered that there is scope for larger homes of circa 230 sq m (2,500 sq ft) should the eventual purchaser wish to scale up the size of the dwellings. The plan is reproduced within these details. It is understood that the proposed development will be subject to the Community Infrastructure Levy (CIL). In the event of a sale to self builder purchasers there will be a full exemption from CIL. The current CIL rate is approx. £120/sq m (£11.15/sq ft) of built floorspace.

Services

Mains water, electricity, gas and telecoms are believed to be located in Ramsey Road. Purchasers are advised to satisfy themselves as to the availability of such services and make their own enquiries with the relevant suppliers. Plans obtained from the utility companies are available within an information pack which is available upon request.

It may be possible, subject to negotiation, for connections to be made into drains serving the existing dwelling. This would be subject to the proviso that the purchaser would procure the relevant building regulation approvals to any such drainage connections and that there is capacity within the drainage system. The owners may also be willing to grant an easement for services through the existing garden subject to satisfactory reinstatement of ground if that avoids excavating the existing access drive for the laying of services.

Approval of Plans

The purchaser shall submit to the vendor for approval, prior to the submission of any planning or reserved matters applications, plans, elevations and specifications relating to the proposed development. This is covered in more detail in Purchaser's Covenants below.

Control of Adjoining Land

The vendor will retain a 0.3m (1 ft) strip of land along the boundary as shown edged blue on the Site Plan. The purpose of this is to prevent any additional development taking place on adjoining land to the south and east which would impact adversely on the amenity of both the existing house and the new dwellings to be constructed.

Method of Sale

The site is offered for sale by private treaty.

Price

Offers are invited. Whilst unconditional offers are preferred, based on the outline permission already obtained, bids made on a conditional basis (i.e. subject to reserved matters approval being obtained) may be considered.

Guide Price: £399,000.

Purchaser's Covenants

The owner of the land to be sold will remain resident in the dwelling at 67 Ramsey Road, and the purchaser will be required to undertake certain works to separate the land from No. 67, so ensuring that the amenity and enjoyment of the vendor's existing residence is preserved. The purchaser will therefore be required at its own expense to covenant as follows:

- To erect, within three months of the completion of the sale, and thereafter maintain, a 1.8m high close boarded fence on concrete posts at 3m centres (with posts facing inwards towards the plot), along the line marked A-B and C on the Site Plan. To reinstate the existing fence bisected by the fence erected from B to C;
- Within three months of completion of the sale, to produce and submit plans, elevations and initial specifications for the dwelling house and garaging to be constructed on the site, together with details of the external works (including in particular the access drive serving both the land and the vendor's retained property) for approval by the vendor. The vendor's approval shall not be unreasonably withheld or delayed;
- Within one month of the approval above being given by the vendors, to submit a reserved matters application to Huntingdonshire District Council based on the plans approved by the vendor;
- Within three months of the reserved matters approval being given to implement the construction of the access from Ramsey Road to point C in accordance with the approved plans including the construction of the wearing course in tarmac and the access road from C-D to B to base course in accordance with the approved plans and specification;
- To complete the development of the site, (including wearing course to the driveway) within 15 months of the grant of reserved matters approval;
- To grant a right of way to the vendor for all purposes over the access road shaded red on the plan to permit the vendor to access his retained property from any point along that road;
- To construct no more than two dwellings on the plot with no windows on the east side of the dwellings. No garden buildings which require planning consent to be erected;
- Dwellings should not be constructed less than 3m from the boundary marked A-B.

Rights Reserved

A right-of-way in connection with the construction and occupation of two dwellings will be granted to the purchaser over the land shaded green.

Rights of Visibility

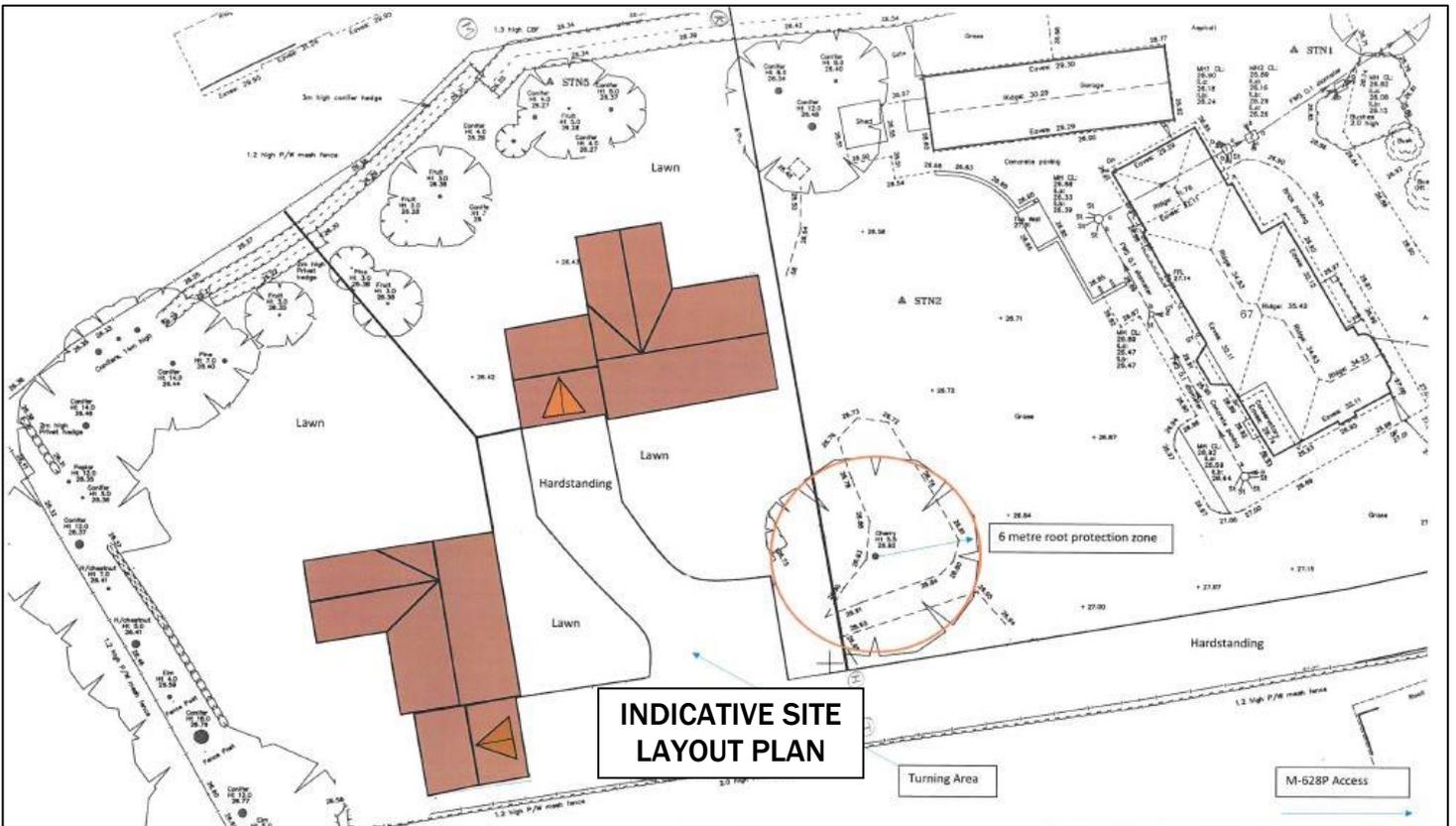
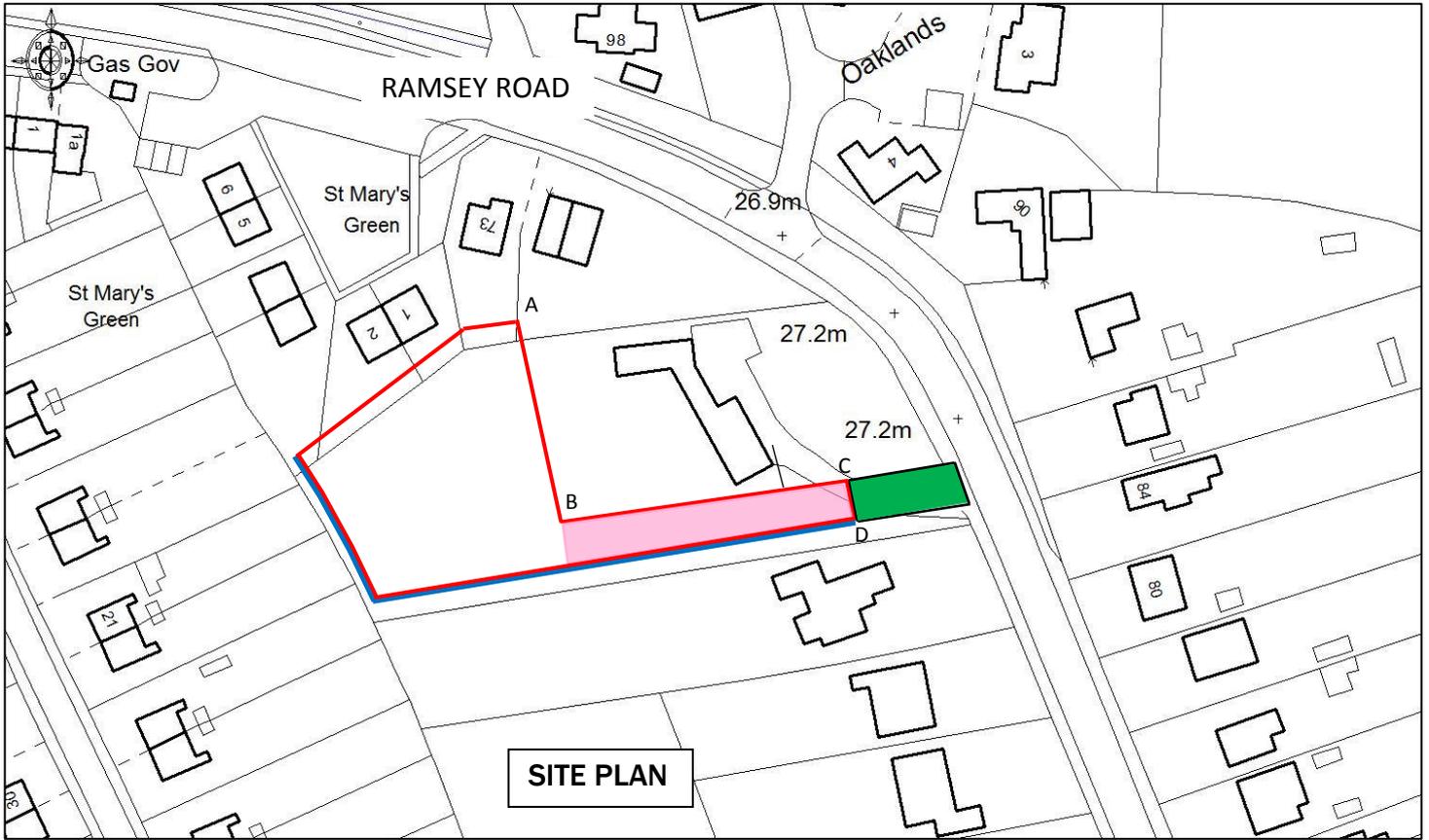
Reciprocal rights of visibility will be reserved/granted so that the visibility splays as required under the planning permission can be established and maintained for the benefit of both the existing house and the dwellings to be constructed on the land.

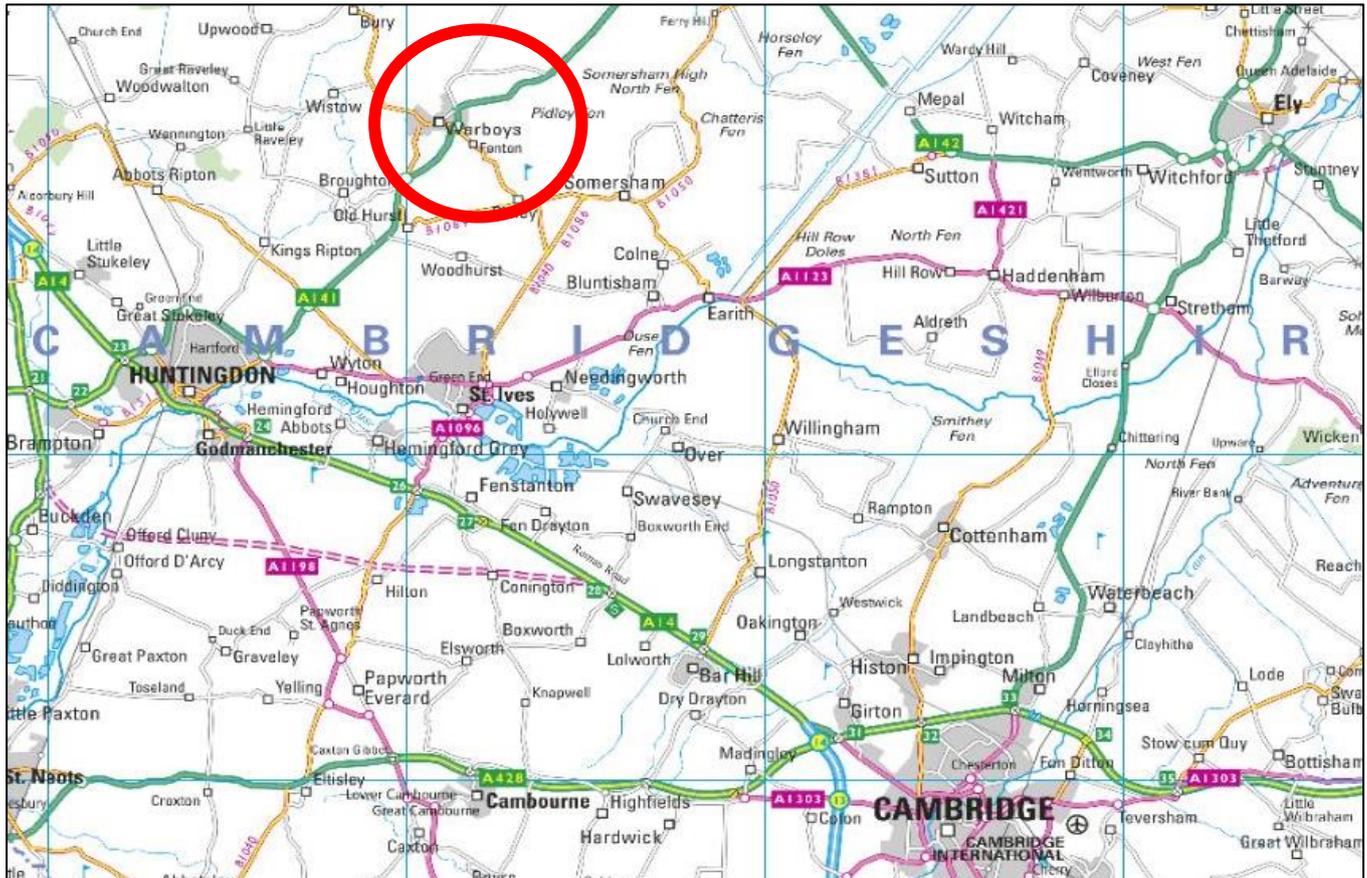
Restrictive Covenant

A restrictive covenant will be imposed on the title to the land which will preclude, without the vendors prior written consent, any extensions to the buildings and also the construction of windows in any elevations to the new dwellings which overlook the vendor's retained property.

Viewing and Further Information

Viewing is strictly by appointment via Brown & Co Barfords. The property remains occupied and under no circumstances should any party enter the site without a prior appointment.





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 or 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: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6GZ. Registered in England and Wales. Registration Number OC302092. These particulars were prepared on 14th March 2018.