

POTENTIAL RESIDENTIAL DEVELOPMENT OPPORTUNITY

Total site area
approximately **0.4 acres**
(**0.16 hectares**)

Considered suitable for
residential development

Site is being offered on a
subject to planning basis

For sale freehold



LAND AT PRIMROSE WALK
Little Gransden SG19 3DP

Carter Jonas

Total site area approximately 0.4 acres (0.16 hectares). Considered suitable for residential development. Site is being offered on a subject to planning basis. For sale freehold.

THE OPPORTUNITY

The site is being offered on a subject to planning basis and is considered suitable for residential development. A conditional contract will be for a period of 12 months with the right to extend for a further 12 months if a planning application or appeal decision is outstanding.

THE SITE

The site extends in total to approximately 0.4 acres (0.16 hectares), (subject to measurement on site).

The site is generally rectangular with a frontage onto Primrose Walk. The site is covered by self seeded trees and there are the remains of the footings where a number of old RAF buildings used to be.

PLANNING

The site is adjacent to the village envelope and falls outside the Little Gransden Conservation Area.

Little Gransden is in the jurisdiction of South Cambridgeshire District Council.

An initial planning appraisal has been prepared by Carter Jonas and is available in the drop box.

TENURE

The land is being offered for sale freehold with vacant possession, and has rights of way over Primrose Walk.

VAT

The property has not been elected for VAT.

ASKING TERMS

The site is being offered on a subject to planning basis and the purchase price is to be referenced by a rate per sq ft for consented property.

The contract will incorporate a minimum price.

COMMERCIAL TERMS

In our opinion a small scale development of between 2-3 dwellings would be acceptable on the site.

The site is being offered on a subject to planning basis, the initial contract will be for a period of 12 months and with the right to extend for an additional 12 months if there is a planning application or planning appeal decision outstanding.

The planning application and reports to be commissioned in the joint names of the purchaser and the owners to ensure the owners have the benefit of them and step in rights should the purchaser not proceed.

The purchaser will be under an obligation to submit a planning application within 4 months of entering into the conditional contract.

The purchasers to pay £5,000 towards the owner's professional fees on entering into the contract (for the avoidance of doubt this figure is not deductible from the ultimate purchase price).

The purchasers will provide copies of the proposed planning application to the owners in advance of submission for their comments which will be provided within 10 days.

The purchaser to be responsible for all costs involved in pursuing the planning application and subsequent section 106/CIL contributions.

The owners have a preference that the purchasers instruct Carter Jonas planning team to act on their behalf.

DROP BOX

A limited amount of information is to be supplied to the purchasers and this will include:-

- Carter Jonas initial planning appraisal
- Copy registered title
- Carter Jonas report on new homes sales values

FURTHER INFORMATION

Further enquiries in respect of the sale please contact Nick Muncney on 01223 326817 or alternatively by email nick.muncney@carterjonas.co.uk

For planning enquiries contact Camila Burgess telephone No. 01223 346622 or alternatively by email camila.burgess@carterjonas.co.uk.

For new homes advice contact Mark Wood telephone No. 01223 403331 or alternatively by email markwood@carterjonas.co.uk.

Land Registry Current title plan

Title number **CB334631**
Ordnance Survey map reference **TL2755SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Cambridgeshire : South**
Cambridgeshire

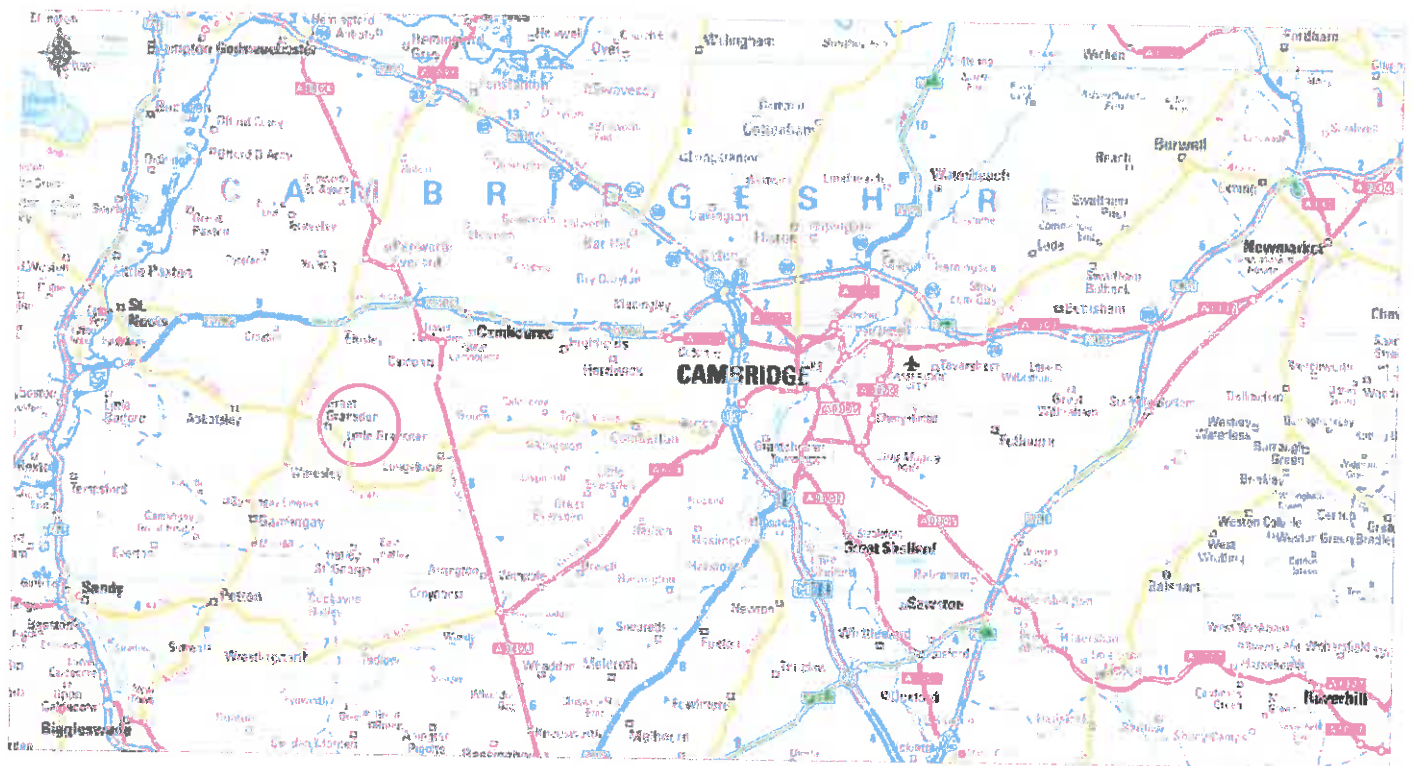


© Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Land Registry. Ordnance Survey Licence Number: 2000/0018.



This is a print of the view of the title plan obtained from Land Registry showing the state of the title plan on 18 April 2017 at 12:00. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to alterations in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Peterborough Office.



Cambridge 01223 368771
cambridge@carterjonas.co.uk
6-8 Hills Road, Cambridge CB2 1NH

carterjonas.co.uk

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, client(s) or (lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.
Note: All plans not to scale