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LAND WITH PLANNING CONSENT FOR 4 NEW APARTMENTS, ST FRANCIS OF ASSISI ROMAN CATHOLIC CHURCH, ERMINE STREET NORTH, PAPWORTH EVERARD, CAMBRIDGESHIRE, CB23 3RH

- Desirable village location
- Freehold as a whole with vacant possession
- For sale by private treaty
- Planning consent for demolition of existing church and erection of 4 new apartments

Redundant church with full planning consent for demolition of church and erection of 4 new apartments.

SITUATION

The property is situated in the sought after village of Papworth Everard, a large rural village with good local services situated approximately 7 miles from Huntingdon, 8 miles from St Ives, 8.5 miles from St Neots, and 13 miles from Cambridge.

Papworth Everard benefits from good access to the A1198, A428 & A14 and A1 road networks, the village offers a range of local services together with a primary school, whilst nearby Cambourne, St Neots & Huntingdon offer secondary schools, shopping & leisure facilities. Huntingdon & St Neots offer National Rail services to London and the north.

THE PROPERTY

The property comprises a redundant church set within a total site area of approximately 1,186 m² (0.12 Ha) and benefits from a full planning consent to demolish the existing church and construct 4 new apartments with access onto Ermine Street North.

The extent of the property being sold is shown edged red on the attached plan.

PLANNING PERMISSION

Full planning permission for the demolition of the existing church and erection of 4 new apartments was granted by South Cambridgeshire District Council on the 16th June 2017 under planning reference S/0089/16/FL.

The approved consent was for the erection of 4 new apartments and was originally subject to the provision of two affordable apartments as detailed within the approved Section 106 planning obligations agreement (dated 14th June 2017). The original Section 106 has subsequently been varied by way of a deed of variation (dated 11th December 2018), to remove any affordable apartment requirements and enable the entire development to be offered as market accommodation.

The approved consent carries some planning conditions and a copy of the planning approval document, section 106 and deed of variation are available from the selling agent.

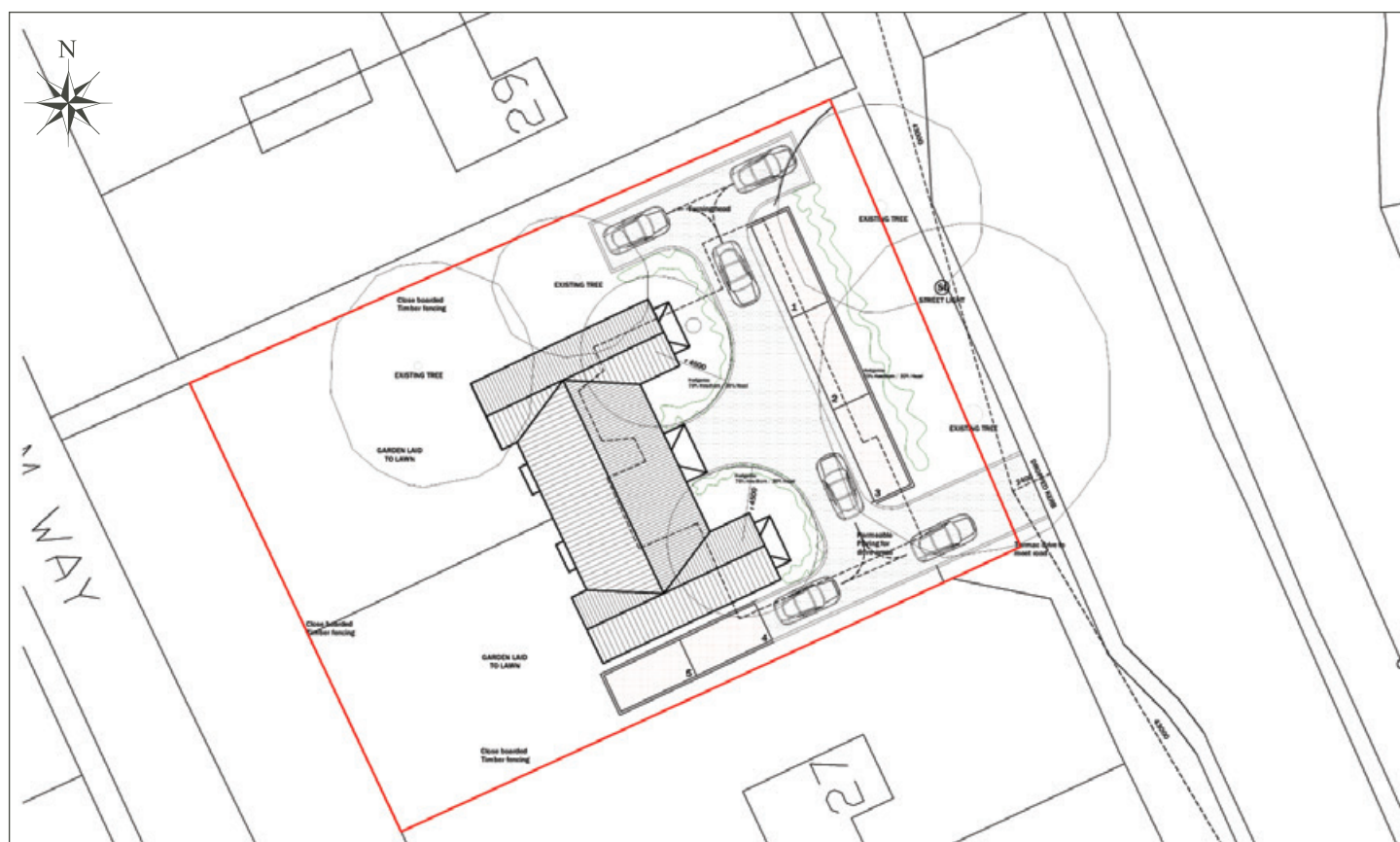
Full details of the application documents are also available online from the South Cambridgeshire District Council website.

DEVELOPMENT

The approved planning consent offers four apartments providing approximately 298m² (3,200 sq ft) over two storeys with each apartment providing approximately 74m² (800 sq ft) of living accommodation.

SERVICES

Mains water, electricity, drainage and telecoms are believed to be located within Ermine Street North. We are advised that there is mains gas within this area of the village. Purchasers are to satisfy themselves as to the availability of such services and make their own enquiries with the relevant supplier.



GENERAL REMARKS AND STIPULATIONS

Tenure and Occupation

The property as edged red is offered freehold with vacant possession upon completion

Method of Sale

The property is offered for sale by private treaty.

Land Registry

The property is registered under Land Registry Title CB296586

Local Authorities

South Cambridgeshire District Council
Cambourne Business Park, Cambourne
Cambridgeshire, CB23 6EA
Tel: 03450 455215

Footpaths and Public Rights of Way

There are no public rights of way crossing the site. The site is adjoined on the Northern boundary by a tarmac path linking Ermine Street North to Elm Way.

Boundaries and Ditches

The buyer will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundary fence, hedge, tree or ditch. Should any dispute arise as to the boundaries or any other points arise on the stipulations, particulars or plans, or the interpretation of any of them the question should be referred to the selling agents acting as experts whose decision will be final.

As part of the approved consent a new access onto Ermine Street North shall be created.

Rights, Easements and Restrictions

The property is sold subject to and with the benefit of, all public and private rights of way, light, drainage, cable, pylons and other easements or restrictions or obligations that exist whether or not the same are described in these particulars.

Timbers and Minerals

The property is sold with the benefit of all standing timber and minerals in on or under the land in so far as they are owned other than those excluded by statute.

Plans Areas & Schedules

These have been prepared as carefully as possible and are based on Ordnance Survey data. The plans are published for illustrative purposes only and although they are believed to be correct, the accuracy is not guaranteed.

Town and Country Planning

The property, notwithstanding any description contained within these particulars, is offered subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may be or may come to be in force and also subject to any statutory provisions or bye-laws without any obligation on the part of the Sellers to specify them.



West Elevation



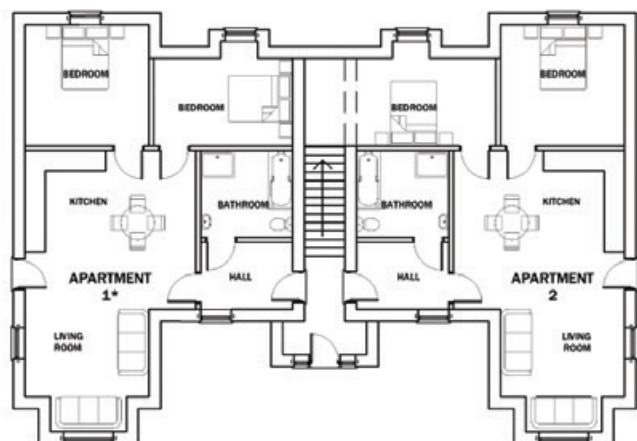
South Elevation



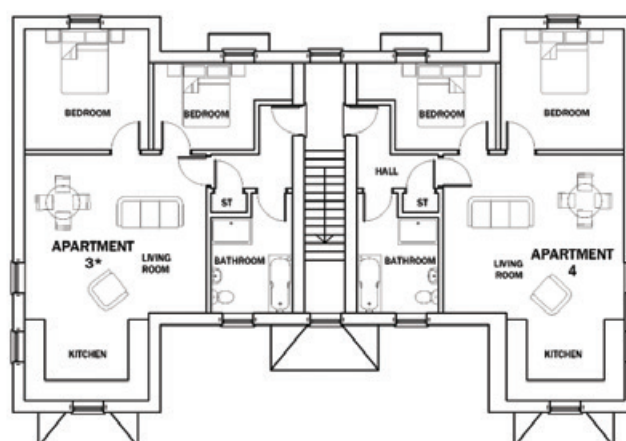
East Elevation



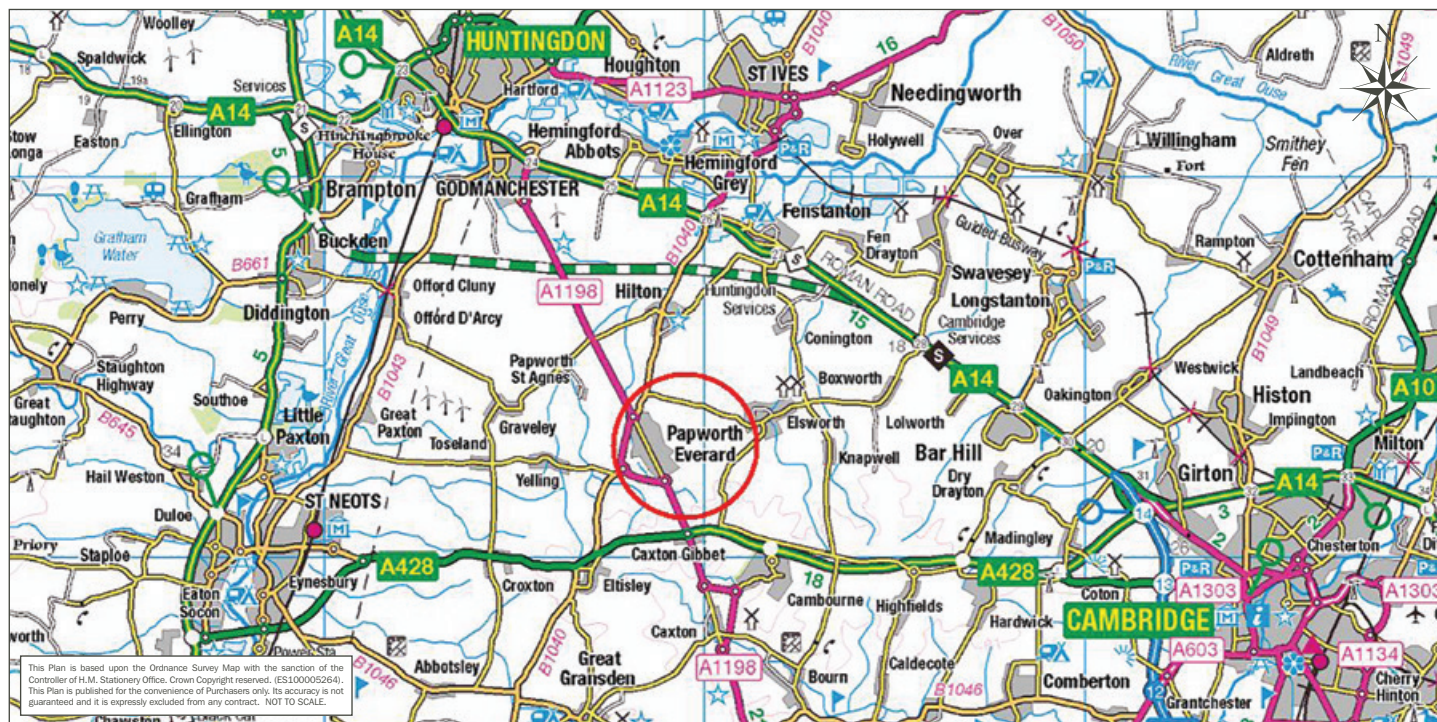
North Elevation



Ground Floor



First Floor



Disputes

Should any dispute arise as to the boundaries or any points concerning the particulars, schedules, plans or the interpretation of any of them, the question will be referred to an Arbitrator appointed by the selling agent.

Particulars and Photographs

Taken and prepared January 2019.

Viewing

During daylight hours with particulars to hand with interested parties having first registered interest with the selling agent.

Access to the redundant church is not permitted.

Directions

Traveling from the A428 take the exit towards Papworth Everard at the Caxton Gibbet roundabout. At the first roundabout take the second exit into Papworth Everard, continue through the village until you reach the first set of traffic lights. Continue straight over into Ermine Street North. The property is located on the left hand side opposite the Library identified by a for sale board.

Travelling from the A14, exit at Junction 24 and take the A1198 towards Papworth Everard. Exit the Papworth Everard Roundabout at the second exit and on entering the village continue until you reach the first set of traffic lights. The property is located on the right hand side, opposite the library identified by a for sale board.

VAT

Any prices quoted or discussed are exclusive of VAT. We are not aware that VAT will be payable on the property but in the event that the sale of the property, or any part of it, or any right attached to it becomes chargeable supplied for the purposes of VAT, such tax will be payable in addition to the purchase price.

Health and Safety

Given the potential hazards of the site, we ask you to be vigilant as possible when making your inspection for your own personal safety.

Postcode CB23 3RH

Reference TW64806

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