

# Consented Residential Conversion Opportunity

## Barns to the rear of Morden Farm, Trap Road, Guilden Morden

Cambridgeshire, SG8 0JE, For Sale Freehold



Indicative red line plan

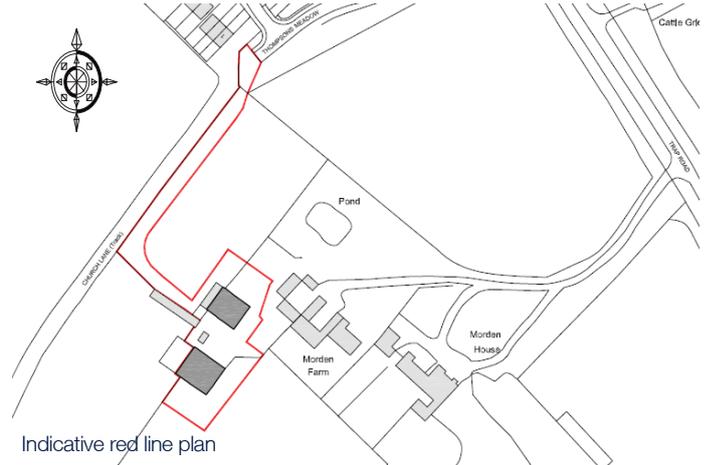
- Unique barn conversion opportunity
- Full planning permission for the change of use of two agricultural barns to residential dwellings
- Site extends to approximately 0.25 ha (0.6 acres), exclusive of access
- Available with vacant possession
- Inviting unconditional offers
- Available by way of private treaty

**Savills Cambridge**  
Unex House,  
132-134 Hills Road, CB2 8PA

**01223 347 094**

[savills.co.uk](http://savills.co.uk)





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## Location

The site is located to the south east of Guilden Morden, to the rear of Morden Farm and Thompsons Meadow. Guilden Morden is a small village located in south Cambridgeshire, situated approximately 8km (5 miles) west of Royston and 26 km (16 miles) west of Cambridge.

Guilden Morden has a range of local amenities including a pub and a farm shop, village hall, a church and Guilden Morden Primary School and a senior school in Bassingbourn connected by a daily bus service (Ofsted rating-good). Regular rail services into London Kings Cross and Cambridge are available from Ashwell and Morden railway station 5km (3.7 miles) to the south, the fastest commuting times to London being 38 minutes and 21 minutes to Cambridge. From the 2011 census, Guilden Morden has an estimated population of 986.

## Description

The Property consists of two agricultural buildings currently used for storage. Vehicular access will be provided off an existing access route from Thompsons Meadow, which will be 4.2 metres in width. This access will need upgrading as part of the development.

The Property extends to approximately 0.25 ha (0.6 acres) exclusive of access and is bound by Morden Farm house to the north-east, gardens of Morden Farm to the south and agricultural land to the north and west.

## Planning

The Property lies within the administrative boundary of South Cambridgeshire District Council (SCDC). Under the Class Q of Part 3 of the Town and Country Planning (General Permitted Development) Order 2015, prior approval has been granted for the conversion of the two barn buildings into a 4 bedroom dwelling (planning ref: S/0444/17/PA) and a 3 bedroom dwellings (planning ref: S/2181/17/PA). Interested parties can download the planning and technical documents under these planning references. There is potential for further development to the barns, subject to necessary planning consents. Rights of way will be provided over the access road for the field to the rear of Morden Farm.

### Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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## Tenure

Freehold interest with vacant possession.

## VAT

VAT will not be charged on the sale of the Property.

## Viewings

Viewings of the Property are undertaken from the public highways only unless prior arrangements have been made with Savills Cambridge. Details of a viewings day will be provided in due course.

## Additional Information

Interested parties should note that we are currently marketing land at Thompsons Meadow, approximately 70 metres to the east, which benefits from outline planning permission for up to 16 dwellings. Further details can be found at: [www.savills.com/guildenmorden](http://www.savills.com/guildenmorden).

## Method of Sale

The Property is initially marketed via private treaty. Offers are to be e-mailed to [ajones@savills.com](mailto:ajones@savills.com) for the attention of Abigail Jones, clearly marked "Barns at Morden Farm, Guilden Morden - AJ". Preference will be given to unconditional offers.

Our client will not be bound to accept the highest or any offer and may withdraw the property from the market at any time. The following criteria are required as part of any offer:

- Purchase price
- Details of the anticipated purchase timetable.
- Proof of funding
- Confirmation of any conditions
- Details of any overage offered

## Contact

**Abigail Jones**  
[ajones@savills.com](mailto:ajones@savills.com)  
 01223 347 094

**Rebecca Saunders**  
[rebecca.saunders@savills.com](mailto:rebecca.saunders@savills.com)  
 01223 347 271