



Red Line Above Indicative Only

Land off Scotland End

Chippenham, Cambridgeshire CB7 5PN - Development Land

For Sale by Private Treaty as a Whole

1.29 acre (0.52 ha) site with outline planning permission for 10 dwellings in a well located village within reach of Newmarket, Bury St Edmunds and Cambridge


LANDBRIDGE
CHARTERED SURVEYORS | PROPERTY ADVISERS

Land off Scotland End, Chippenham, Cambridgeshire

Newmarket – 5 miles;

Ely – 11 miles;

Bury St Edmunds – 14 miles;

Thetford – 19 miles

Cambridge – 20 miles;

(All mileages approximate)

Development Site with outline planning permission for a residential development of 10 dwellings comprising 7 open market units and 3 affordable units.

Situation

The Site is well located in the centre of the historical village of Chippenham, off Scotland End and behind the High Street public house. Chippenham is a well-connected village being only 3.5 miles away from joining the A14 and 4 miles away from joining the A11. Local amenities include The Tharp Arms public house, village hall, the Church of St Margaret of Antioch. Fordham CofE Primary School (rated Outstanding by Ofsted) is located 2 miles away.

Description

The Site extends to approximately 1.29 acres (0.52 hectares) of grassland. The site is currently accessed by a gate at the end of the southern road of Scotland End (the site will be sold with full access rights over both Scotland End roadways providing two accesses to the site).

Planning Permission

Outline planning permission for the erection of 10no dwellings was granted by East Cambridgeshire District Council on 20 April 2020. Application reference 19/00331/OUM. A copy of the permission, supporting documents (including fully completed archaeological investigation) and plans are available in the information pack and East Cambridgeshire District Council.



CIL & Affordable Housing

The Planning Permission is subject to a Section 106 agreement provision of 30% affordable housing obligations and usual CIL liabilities (agreed Section 106 available in the information pack), however interested parties should make their own enquiries in this regard.

The Plans

The plans relating to the granted permission were prepared by Richard Dilley Architecture and available in the information pack.

Information Pack

All documentation and plans will be made available on request.

Viewings

Strictly by appointment with Landbridge. We ask that any visitors be as vigilant as possible when making any inspection.

Please follow the government guidelines relating to COVID-19 when viewing the property.

Address

Land off Scotland End, Chippenham, Cambridgeshire, CB7 5PR
Title Number CB373095

General Remarks and Stipulations

Method of Sale

The Site is offered for sale as a Whole, by Private Treaty. Please contact the Vendors' Agents for further details. See 'Timing' below.

Tenure and Possession

The land is offered for sale freehold with vacant possession on completion.

Sporting, Minerals and Timber

In so far as they are owned by the Vendor, rights of sporting mineral and timber are included in the sale. All such rights are believed to be owned by the Vendor.

Services

The purchaser is to make their own enquiries with regard to services to the Site.



Easements, Covenants, Rights of Way and Restrictions

The Site is sold subject to and with the benefit of all existing wayleaves, easements, quasi-easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

For the avoidance of doubt, no access rights will be conveyed from the garden of plot 2 over the access drive (in third party ownership) in order to get to the High Street.

The vendors intend to retain a ransom strip along the Southern and Eastern boundaries.

Boundaries, Plans, Areas, Schedules and Disputes

The boundaries are based on the Ordnance Survey and registered title are for reference only. The purchaser(s) will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof.

Local Authority

East Cambridgeshire District Council
Nutholt Lane, Ely, Cambs. CB7 4EE

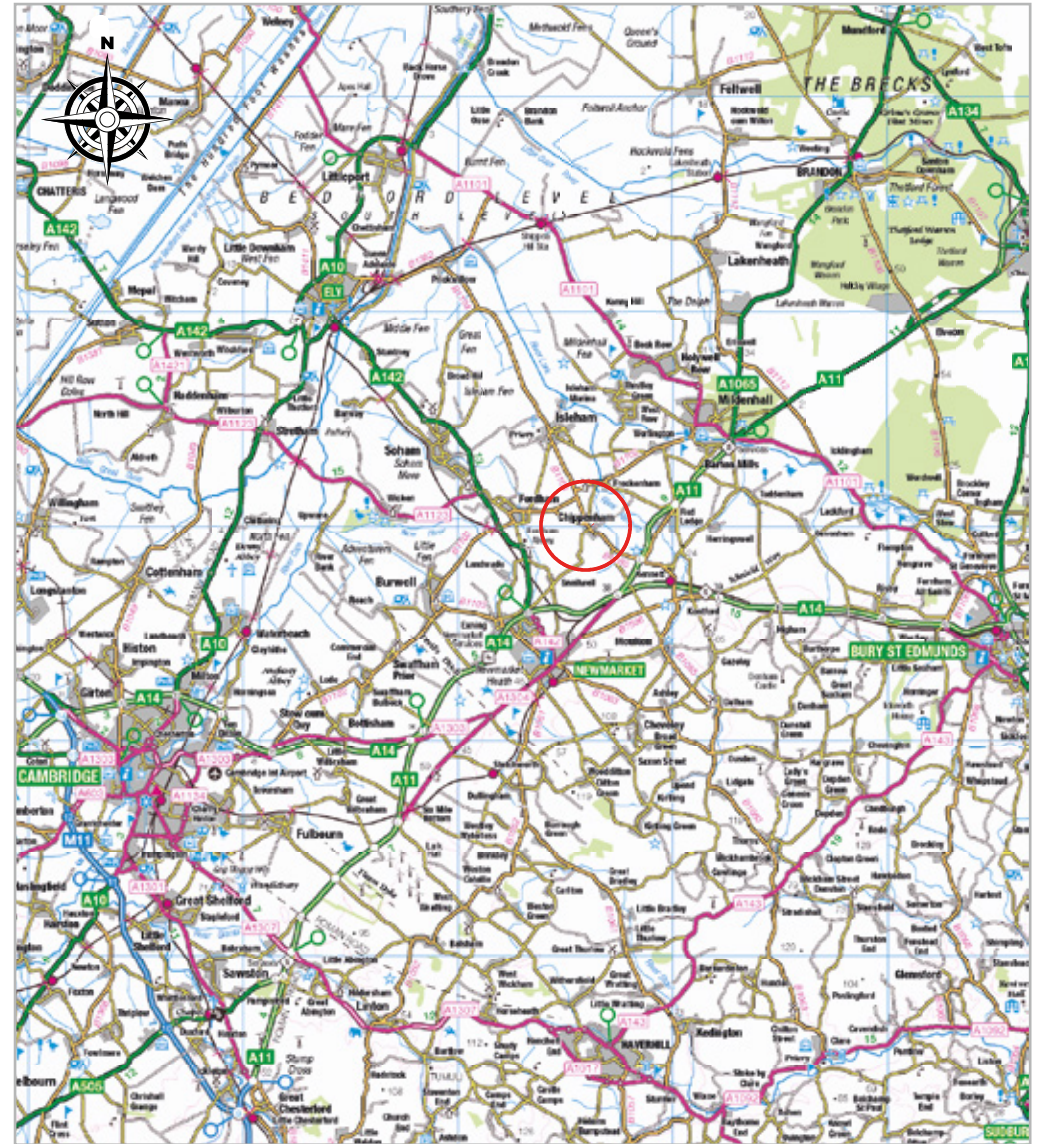
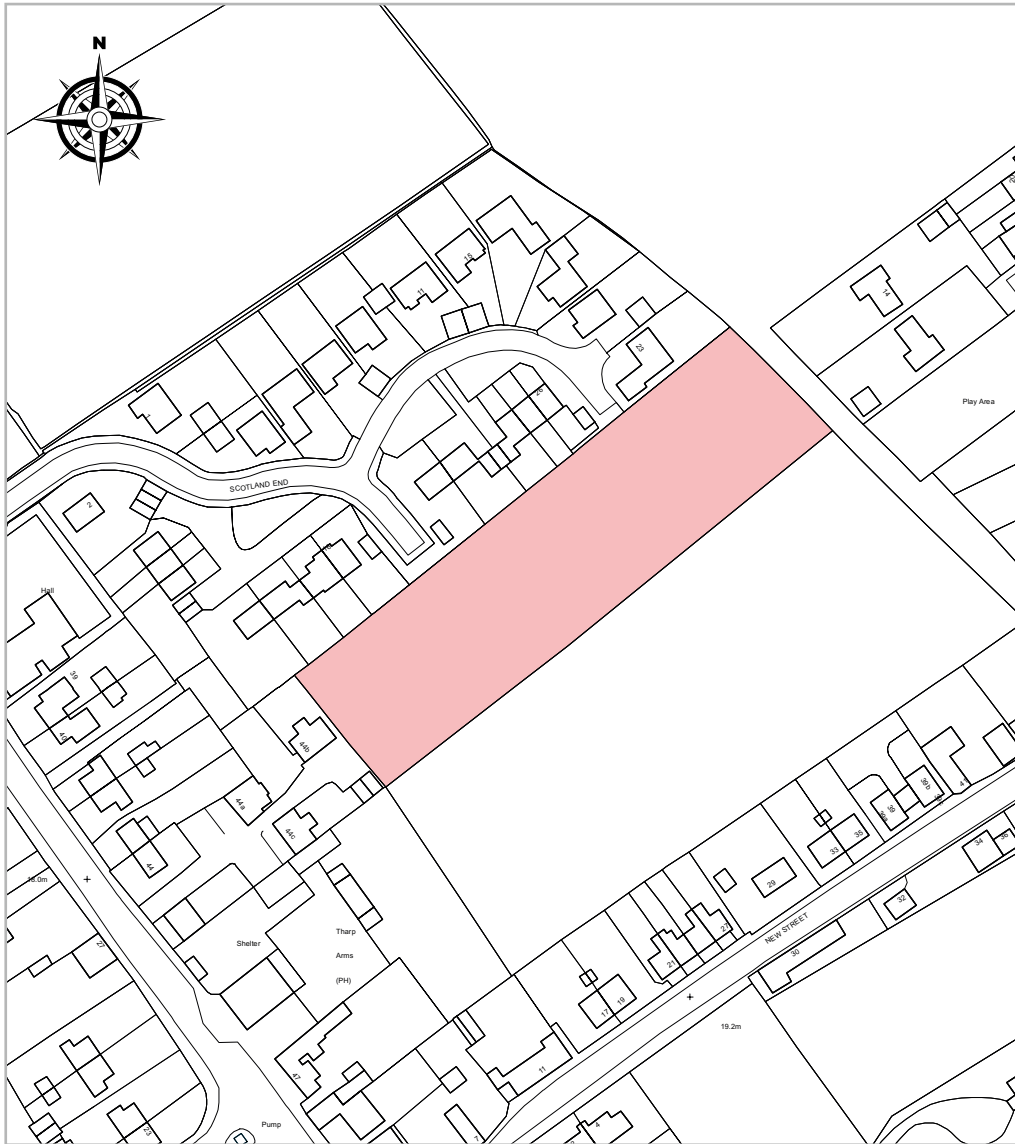
Timing

Conditional and unconditional offers are invited by 12noon on Friday 12 March 2021. It is important that any conditions attached to any offers are clearly outlined and, in particular, those relating to payment terms. Offers should be made in writing to the Vendor's agent marked 'Land off Scotland End, Chippenham'. However, the Vendor reserves the right to sell the Property without such procedure.

It is intended that exchange of contract will take place within 28 days of the Purchaser's solicitor receiving the draft contract. Completion will take place 28 days thereafter. A 10% deposit will be payable on exchange of contracts.

VAT

No election to VAT has been made in relation to the Site. Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of all or any part of the property, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.



Important Note: Landbridge wish to inform prospective Purchasers that we have prepared these sales particulars as a general guide. These particulars do not form part of any offer or contract and should not be relied upon as statements of representative of fact. Landbridge has no authority to make or give in writing, or verbally, any representation or warranties in relation to the property. They assume no responsibility for any statement that may be made in these particulars. Any areas, measurements or distances are approximate. The text, photographs and plans are for general guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Landbridge have not tested any services, equipment of facilities. In the interest of health and safety, please ensure that you take due care when inspecting the property.

Whilst we endeavour to make our particulars accurate and reliable, if there is any point that is of particular importance to you please make contact and we will be pleased to check the information, especially if you are travelling some distance to make an inspection.

Registered head office is Rivers Court, High Street, Sproughton, Ipswich, Suffolk IP8 3AP.

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