



Land at Valley Farm, New Road, Guilden Morden, SG8 0JN

**CHEFFINS**



## Land at Valley Farm, New Road,

Guilden Morden,  
SG8 0JN

Full Planning Permission Granted for an Exclusive Development.

An exciting opportunity to acquire a development site extending to circa 0.89 acre (0.36 hectare) – comprising a grade II listed farm house and land with implemented planning consent to demolish existing agricultural buildings and erect four barn-style dwellings.

**Guide Price £1,250,000**







## **LOCATION**

Situated on the border between Hertfordshire and Cambridgeshire, Guilden Morden is a village approximately 9 miles northwest of Royston and 17 miles southwest of Cambridge. The village features a range of community facilities, including a primary school, nursery, a historic church, a village hall, and several sports clubs, as well as the community pub, The Three Tuns. Residents can access additional shopping and leisure options in Royston and Cambridge. Nearby Ashwell provides local amenities, such as shops and a doctor's surgery. The village is connected by road via the A1(M) and A505. Rail services to Cambridge and London King's Cross are available from Ashwell or Royston railway stations, both within a 10-minute drive.

## The Site

The site is approximately 0.89 acres (0.36 hectares), including communal areas and access provisions. The existing farmhouse sits within the site and is considered to provide an excellent opportunity to refurbish or redevelop and extend subject to the necessary consents. A barn adjacent and outside of the subject site to the south-east is currently being converted to a residential dwelling for the owners who currently occupy the farmhouse.

To the north of the site, there is paddock land that was most recently utilized for grazing. Immediately to the east and west are various residential dwellings of varying sizes, and to the south lies agricultural land. The site's boundaries are delineated by a combination of hedging and trees, as well as a mix of close-boarded fencing and simple wire fencing.

## Planning Consent

Full planning (reference 23/04190/FUL) has been granted on 16/02/24 by South Cambridgeshire District Council, proposing the demolition of existing agricultural buildings and the construction of four residential barn style dwellings with associated access and landscaping.

### Proposed Accommodation Schedule

Plot 1- Detached, 1.5 storey, 4 Bedrooms, 7 persons, Gross Internal Area- 151.8m<sup>2</sup>

Plot 2- Detached, single storey, 3 Bedrooms, 6 persons, Gross Internal Area- 100.4m<sup>2</sup>

Plot 3- Detached, 1.5 storey, 4 Bedrooms, 8 persons, Gross Internal Area- 154.1m<sup>2</sup>

Plot 4- Detached, 1.5 storey, 4 Bedrooms, 8 persons, Gross Internal Area- 191.6m<sup>2</sup>

Total Proposed Gross Internal Area- 597.9m<sup>2</sup>

Proposed Building Footprint Area-580.3m<sup>2</sup>

Existing Buildings to be demolished Gross Internal Area-922.5m<sup>2</sup>

Existing Buildings to be demolished Footprint- 1,020.8m<sup>2</sup>

The following is a list of notable conditions taken from the planning documents, although the decision notice and full documents should be reviewed for full detail.

- Boundary Fencing: Prior to demolition, details of protective fencing must be approved by the Local Planning Authority (Condition 3).

- Hard and Soft Landscaping: A detailed landscaping scheme must be submitted and approved before development above ground level (Condition 4).

- Biodiversity Enhancement: A scheme must be submitted to enhance biodiversity, including bird boxes, habitat provision, and hedgehog access (Condition 5).

- Boundary Treatments: Plans for boundary treatments, excluding some areas, must be approved before development above ground level (Condition 6).

- External Materials: Details and samples of external materials, including brickwork, must be approved (Condition 7).

- The buyer will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundaries.

No CIL payment required or S106 agreement is applicable to the site

## Easements, Wayleaves, Covenants & Rights Of Way

The land is sold subject to and with the benefit of all public rights and private rights of way, light, drainage, overhead cable, and other easements and restrictions or obligations that exist whether the same are described in the particulars.









For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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