



Lordship Farm, Commercial End, Swaffham Bulbeck, CB25 0ND

CHEFFINS

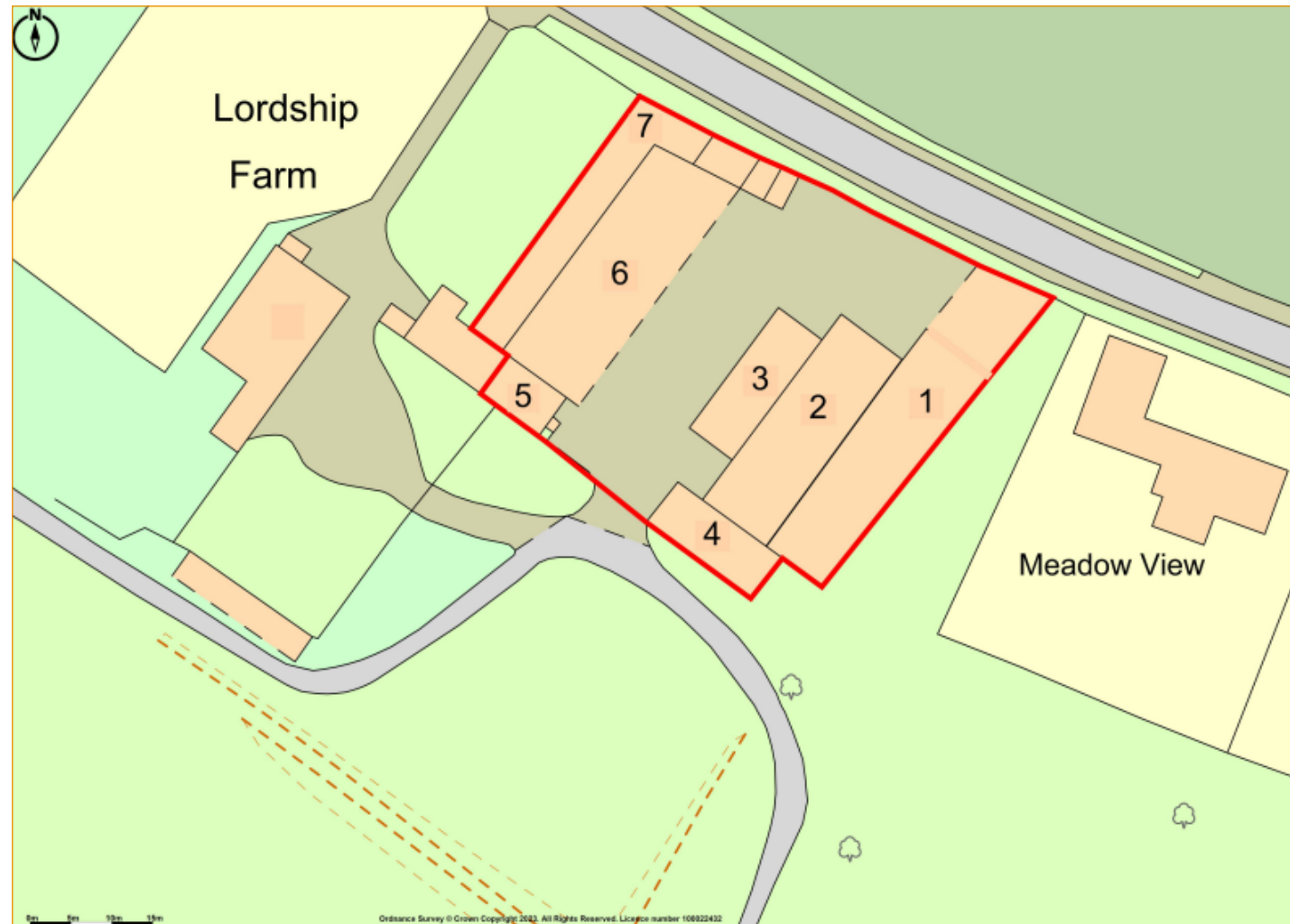
Residential Development Opportunity

Lordship Farm

Commercial End
Swaffham Bulbeck
Cambridge
CB25 0ND

Guide Price £1,200,000

- Residential development opportunity comprising a range of buildings.
- Popular location within commuting distance of Cambridge.
- For Sale as a whole.
- For Sale by Private Treaty - offers invited on a subject to planning basis.



Location

Lordship Farm Barns are located in the historic hamlet of Commercial End which includes a large number of historic and listed properties including The Abbey and remains of the former Priory. Commercial End forms part of the village of Swaffham Bulbeck, a small village in a pleasant setting located between Bottisham, Swaffham Prior and Lode in Cambridgeshire. The village is approximately 11 km (7 miles) north-east of the University City of Cambridge and 11 km west (7 miles) of Newmarket, the headquarters of British horse racing, and approximately 33 km (21 miles) to Bury St Edmunds. The historic cathedral City of Ely is approximately 24 km (15 miles). The site is located on Commercial End and has an attractive rural outlook across adjoining meadow land and farmland.

Swaffham Bulbeck has a vibrant and thriving community life benefiting from a range of amenities including a public house (The Black Horse Inn), post office/shop, church (St. Mary's Church), recreation ground with play facilities and pavilion, pre-school and primary school. Secondary School education is available at the nearby village of Bottisham (Bottisham Village College). Soham Village College is also nearby.

There are doctors surgeries in nearby Bottisham and Burwell and a number of businesses located within barn conversion complexes in the village.

Swaffham Bulbeck has a regular bus service which runs to Newmarket and Cambridge and benefits from good access to major road routes including the A14, A11 and M11. The Cambridge Newmarket Road Park and Ride is approximately 8 km (5 miles). The A14 is approximately 6 km (3.5 miles) away and provides good access to the Cambridge Science Park and the M11. There are nearby train stations at Cambridge North 14 km (8.5 miles), Waterbeach 6 km (3.7 miles) and Cambridge Central 14 km (9 miles) which provides direct access to London, and a further train station at Newmarket. The village is well located and also has good access to the Cambridge Science Park and Life Science Campuses around the City.

Description

Lordship Farm Barns (edged pink on the accompanying site plan):

Lordship Farm Barns comprises a range of modern and traditional farm buildings and associated hardstanding and direct access off Commercial End. The buildings extend in total to approximately 14,125 sq.ft and are summarised below.

- Buildings 1 and 2 (7122 sq.ft.): comprise a pair of linked steel portal framed buildings with rounded roofs. The buildings are clad with steel sheets and were last used for crop storage.
- Buildings 3, 4 and 5 (2775 sq.ft): comprise brick construction with a slate roof.
- Building 6 (2486 sq.ft): comprises an open fronted steel portal framed covered yard with a rounded roof.
- Building 7 (1743 sq.ft): comprises an L-shaped single storey range of buildings which are of a brick construction and have been sub-divided with partition walls.

Lordship Farm Barns' grounds extend to approximately 0.78 acres.

Residential Development Opportunity

Lordship Farm Barns, Commercial End, Swaffham Bulbeck, Cambridge, CB25 0ND

Cheffins Development are delighted to offer Lordship Farm Barns for freehold sale, on a conditional contract (subject to planning) basis on the following terms:

Length of Contract

Initial period of 12 months with the right to extend for a further 12 months if a planning application or appeal decision is outstanding.

Planning Application

The purchaser shall be responsible for all costs involved in obtaining the planning consent, including all surveys and reports. The planning application shall be submitted in the joint names of the owners and purchaser. The planning submission shall be approved by the owners prior to submission to the local planning authority.

Surveys and Reports

All surveys and reports commissioned by the purchaser shall be in the joint names of the owners and the purchaser.

Satisfactory Planning Consent

The contract will be conditional upon the purchaser achieving a satisfactory planning consent. Interested parties are asked to submit a masterplan (written or in plan form) of the site alongside any formal offers setting out their proposed scheme.

Timescales

A planning application is to be submitted to the local planning authority within three months of the agreement being entered into. The purchaser is to advise the owners in writing within 14 days of the grant of planning permission.

Obligations

The purchaser is to be responsible for any Section 106 and/or Community Infrastructure Levy (CIL) or any other obligations in addition to the purchase price.

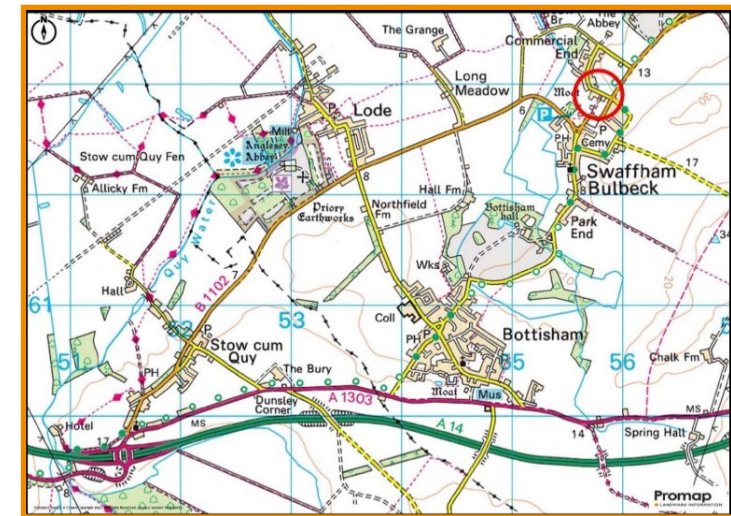
Completion

The completion of the purchase is to take place within 10 working days after the expiration of the Judicial Review period following the grant of a satisfactory planning consent.

Professional Fees

The purchaser is to pay £10,000 plus VAT agents fees upon entering into the conditional contract, plus a contribution of £10,000 plus VAT towards the sellers legal costs. For the avoidance of doubt, this figure will not be deducted from the ultimate purchase price.

All offers should be submitted on the Cheffins bid proforma together with any accompanying documents.





Planning

The site is situated outside of the development envelope for Swaffham Bulbeck but within the Swaffham Bulbeck Conservation Area according to the Swaffham Bulbeck Policies Map (April 2015) (Insert Map 8.40).

Lordship Farm Barns form part of an agricultural unit and have historically been used for agricultural storage and purposes. Lordship Farm Barns have not been the subject of any relevant planning applications or listed building consents according to East Cambridgeshire District Council's public access system; therefore, there is no formal planning consent in place for the change of use or redevelopment of the buildings.

Interested parties are recommended to make contact with Cheffins Planning to discuss any planning related queries.

Cheffins commercial team have undertaken a marketing campaign for the barns to establish any commercial demand since March 2023. No suitable commercial use has come forward during the marketing of the barns. Further details available from the selling agents.

Agent Notes

Tenure:

The freehold of the site, as shown edged in pink on the accompanying site plan for indicative purposes only, is offered for sale with vacant possession on completion.

Additional Land:

The site edged in blue on the accompanying site plan, Lordship Farm House, is also available via separate negotiation.

Utilities/Services

Electric Supply - 3-phase electricity.

Water Supply - Mains Water

Sewerage - Mains Sewer.

Heating - N/A.

Broadband - Commercial End has excellent full fibre broadband.

Mobile Signal/Coverage - Good.

Flood Risk - Flood Zone 1 and 'very low' chance of flooding according to the Environment Agency's website.

Rights of Way, Easements, Covenants - The site is sold subject to all wayleaves, easements, covenants and rights of way whether or not disclosed.

Conservation Area - Within Swaffham Bulbeck Conservation Area

Planning Permission - Please refer to the planning section above

Local Authority:

East Cambridgeshire District Council

VAT:

It is understood the vendor has not made an election to charge VAT; therefore, VAT should not be payable on the purchase price of the site.

Anti Money Laundering:

The successful bidder will be required to provide information to satisfy the anti money laundering (AML) requirements when Heads of Terms are agreed.

Viewing and Further Information:

Viewings are strictly by appointment only to be arranged through the selling agent:

Cheffins Development

Telephone: 01223 271999

Email: development@cheffins.co.uk



