



Fenny Lane, Royston, SG8 6LG

CHEFFINS

Fenny Lane

Meldreth, Royston,
SG8 6LG



£2,750,000

An interesting opportunity to acquire approximately 0.66 ha (1.63 acres) of land with a collection of 11 existing properties and additional workshop/ garage buildings. Current permitted for C2 or D1 Use Classes without restriction, change of use would trigger an Overage payment.





LOCATION

Location

The property is located in the centre of the village of Meldreth in Cambridgeshire approximately 1.2km (0.8 miles) north of Melbourn, 6.4km (4 miles) north east of Royston and 16.8km (10.5 miles) south west of Cambridge.

Meldreth is located immediately to the north of the A10 which provides access to the M11 and Cambridge to the north and the A505 and Royston to the south. Meldreth railway station is located 1km (0.6 miles) south of the property providing services to London Kings Cross in 50 minutes and Cambridge in 15 minutes.

Meldreth is designated as a Group Village by the District Council under the South Cambridgeshire Local Plan. The village benefits from a range of local services including a village store, village hall, public house and junior school.

Description

The site comprises an area of land which extends to approximately 0.66 ha (1.63 acres). There are a number of mature trees which are protected by a Tree Preservation Order. The land is flat and comprises the following list of buildings which are all vacant:

- 3 no. x 3 bedroom houses, built in the mid 1960's and maintained to a reasonable condition
- 6 no. x 4 bedroom houses, built in the mid 1960's and maintained to a reasonable condition
- The Manor House is a Grade II listed late 17th century red brick building comprising a pair or 3 bedroom houses and maintained to a reasonable condition
- Workshop buildings which includes 11 garages

Access

Independent road access into the site is on the corner of Fenny Lane and High Street.

Heritage

Manor House (at Meldreth Manor) is a Grade II listed late 17th Century red brick dwellinghouse, now two dwellinghouses, under tiled gabled roofs. Manor House was listed in October 1985 under list entry: 1331221. The Workshop is considered to be Curtilage Listed; interested parties should make their own enquiries with the Historic Buildings Team at Greater Cambridge Shared Planning (GCSP).

The majority of the site is located within the designated Meldreth Conservation Area according to the adopted policies map for Meldreth (Inset No. 77 – September 2018).

Wayleaves, Easements, Covenants and Rights of Way

The property is sold subject to all wayleaves, easements, covenants and rights of way whether or not disclosed.

Please note that access rights will be required for the vendor to traverse from High Street, Meldreth across the frontage of units 1-5 to the existing building to the West. Details to be agreed upon sale.

Services

Prospective purchasers are advised to make their own enquiries with the relevant service providers.

Tenure

The freehold of the property as shown edged red on the attached plan herewith for indicative purposes is offered for sale with vacant possession on completion.

Overage

The property will be sold with an Overage Deed in place relating to "Meldreth Manor School and Orchard House" which encompasses the whole title number CB413700 and is dated from 12 May 2016.

The previous vendor reserves the right to receive 50% of any increase in value if a more valuable planning permission is obtained from 12 May 2016 until 12 May 2031 and 40% from 12 May 2031 until 11 May 2037.

The Overage excludes any development within Use Classes C2 (residential institutions which relate to residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres) or D1 (residential institutions which relate to clinics, health centres, crèches, day nurseries, schools, art galleries, museums, libraries, halls, places of worship, church halls, law court, non-residential education and training centres) of the Town and Country Planning (Use Classes) Order 1987 or uses ancillary thereto or any development which is in conjunction with the services offered at the Property.

Value Added Tax

The vendor has not made an election to waive the VAT exemption on the property therefore VAT will not be payable on the purchase price of the land.

Anti Money Laundering

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and an address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Viewings

Viewings are strictly by appointment only with the selling agent:

Cheffins, Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA

Simon Gooderham

Tel: 01223 213 777

Email: simon.gooderham@cheffins.co.uk

Sam Harding

Tel: 01223 271 999

Email: sam.harding@cheffins.co.uk

Agents Note

A boundary feature will need to be agreed with the vendor and erected along western boundary by an agreed date. This is to serve as security for the existing residents with a secure gate to provide access towards the High Street.

The redline shown on the plans is illustrative and subject to survey and negotiation.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£2,750,000

Tenure – Freehold

Council Tax Band –

Local Authority –

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>.

1-2 Clifton House Clifton Road, Cambridge, CB1 7EA | 01223 271999 | cheffins.co.uk

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

