

# FOR SALE:

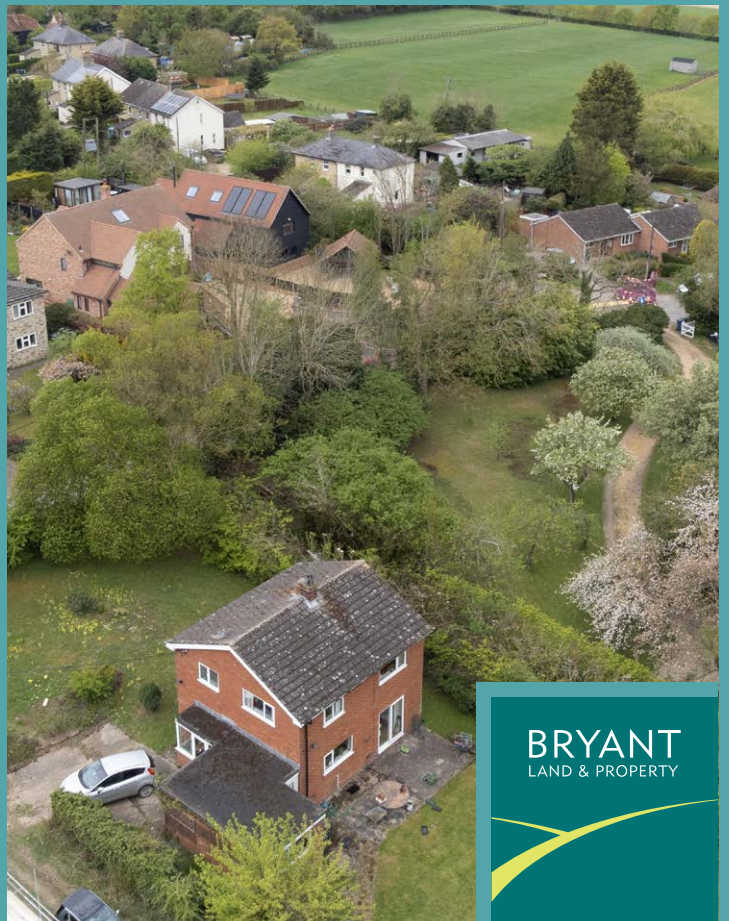
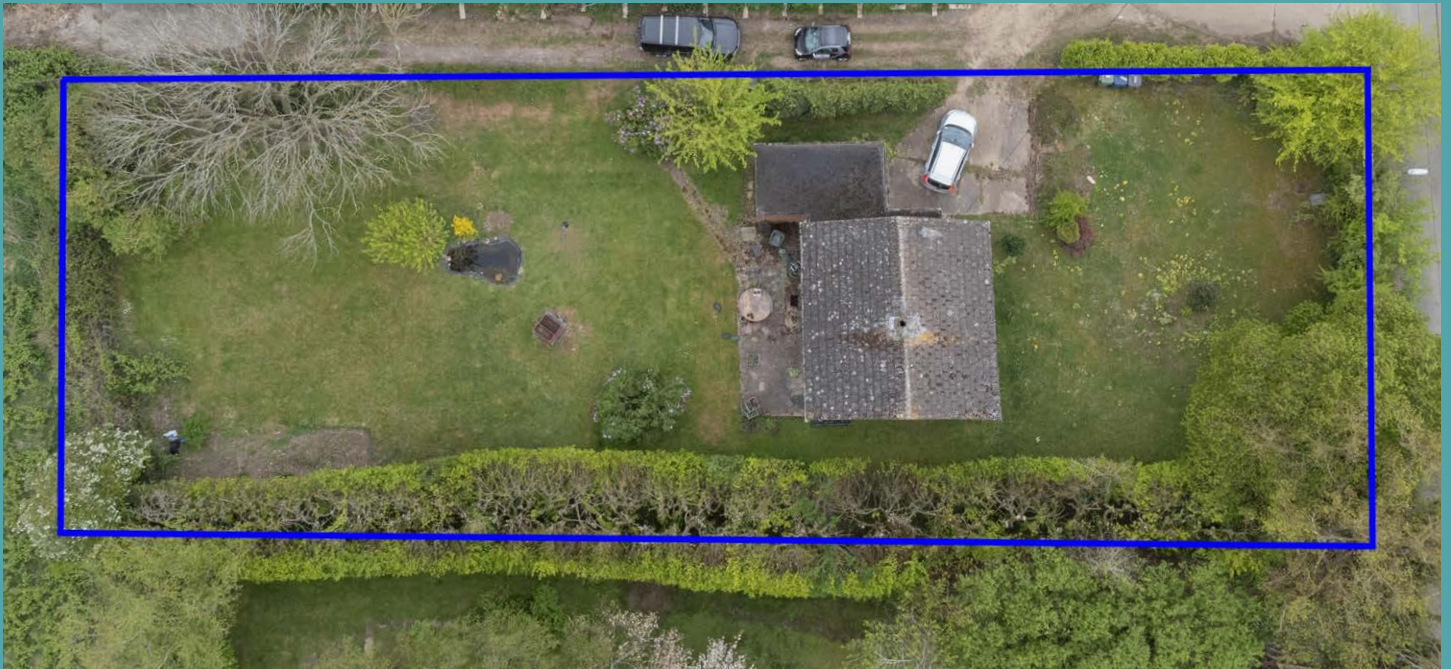
## New House, Town Farm, Tinkers Lane, Kingston, Cambridgeshire, CB23 2NW

A rare development opportunity to purchase an existing house in a large plot on the edge of an attractive south Cambridgeshire village to refurbish or offering substantial potential to refresh, to extend or redevelop.

**Currently:** 3 bedrooms, bathroom, kitchen, lounge diner totalling 102.7m<sup>2</sup> (1105ft<sup>2</sup>)  
(NIA of residential space) with additional 15.4m<sup>2</sup> (166ft<sup>2</sup>) of garage.

CAMBRIDGE: 9.5 MILES • ROYSTON: 11.5 MILES • ST NEOTS 14 MILES

Cambridge station (London Kings Cross 54 minutes or Liverpool St 72 minutes) | Royston station (London Kings Cross 36 minutes)  
Regular bus service from Kingston village





## Location and Directions

New House is located off Tinkers Lane, a short distance from the centre of Kingston Village, overlooking a grass paddock and farm land to the rear.

From the East take the B1046 after leaving the village of Toft, after about 0.75 of a mile turn left signposted to Kingston. Follow the road known as The Green through the middle of the village and after Field Road Tinkers lane forks left. The house is located a short distance further on the left on the edge of the village.

**Post code:** CB23 3NW

**What 3 Words:** /// hype.abolish.accompany

## Description

New House comprises a small red brick former farm cottage in a good plot which offers great potential (subject to planning) to extend into an attractive family home via use of Permitted Development Rights alone or by submitting a new planning application for significant redevelopment.

The house currently comprises on the ground floor a porch area leading to the entrance hall with Kitchen and Lounge/Diner. On the first floor there are 3 bedrooms and a bathroom.

Outside to the front an enclosed lawn area, the rear garden is lawn leading to the neighbouring paddock, enclosed by a mature hedge and with mature trees including Ash, Maple and, Lilac.

The property has white Upvc windows and porch door.

Kingston falls in the catchment area of the renowned Comberton Village College. Primary schooling is provided in the village of Bourn nearby.

## Access

Access is via a right of way onto Tinkers Lane shared with adjoining properties as shown coloured brown on the sale plan. Opportunity to create a direct, private access to New House from the highway, subject to planning.

## Planning

The property lies in the area covered by South Cambridgeshire District Council. Planning permission reference number SC/69/225 granted permission for the original dwelling subject to an agricultural occupancy condition. In June 2003 that occupancy condition was removed (ref S/1039/03/F).

The Vendors have taken advice from Planning consultants who advise that up to approximately 78m<sup>2</sup> (840ft<sup>2</sup>) of additional floor area via a two storey rear extension and single storey side extension may be achievable under Permitted Development Rights and within the relevant conditions; a further 97m<sup>2</sup> (1044sq<sup>2</sup>) could be achieved by adding 2 storeys on the existing footprint, subject to permission through the Prior Approval process i.e. a potential total volume of 200m<sup>2</sup> (2,152ft<sup>2</sup>) could be achieved using Permitted Development Rights alone and a total volume of 297m<sup>2</sup> (3,196ft<sup>2</sup>) may be achieved under the combined Permitted Development Rights and Prior Approval process.

## Tenure and Possession

The property is freehold with vacant possession upon completion.

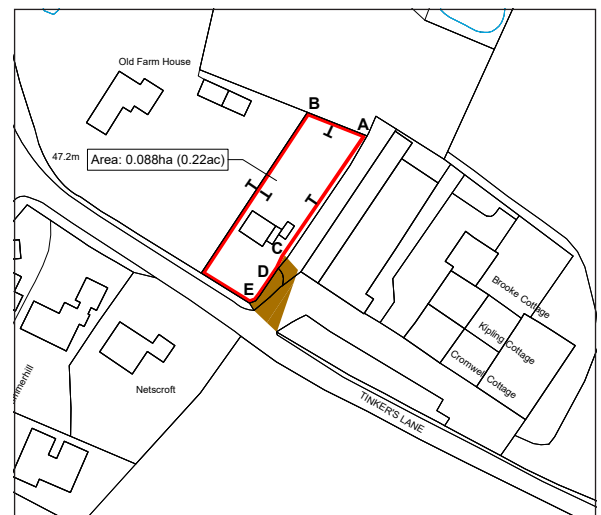
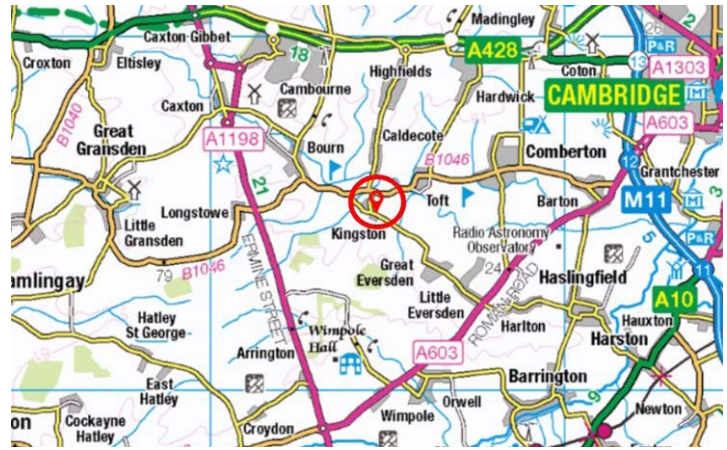
## Services

The property has mains electricity.

Heating is via electric night storage heaters and water is heated via electric immersion

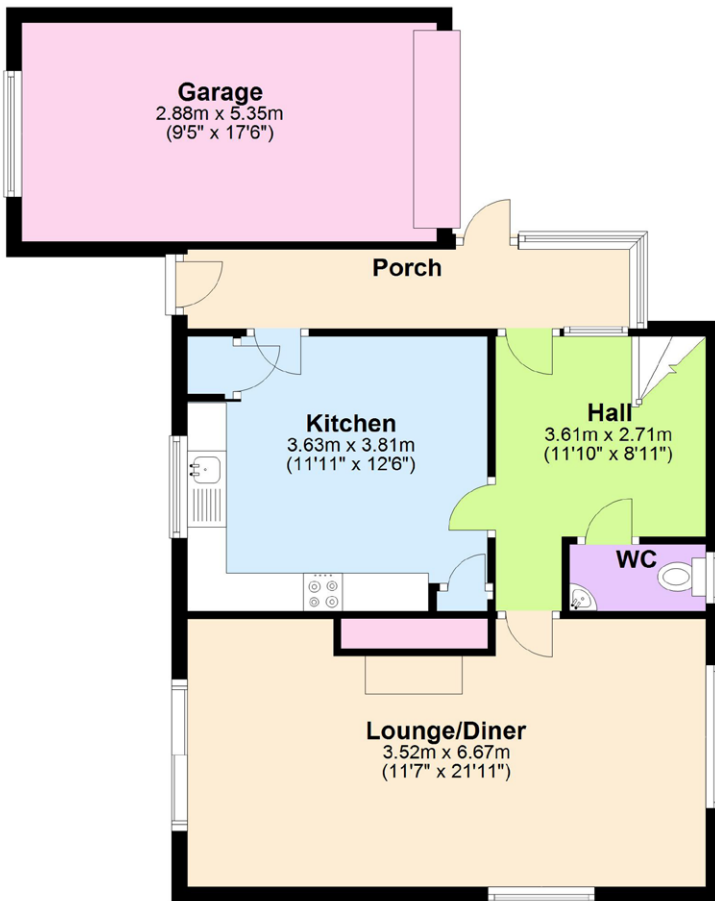
The property is connected to mains drainage

The property currently enjoys a good fibre internet connection, with speeds of Download 74mb, Upload 20mb.



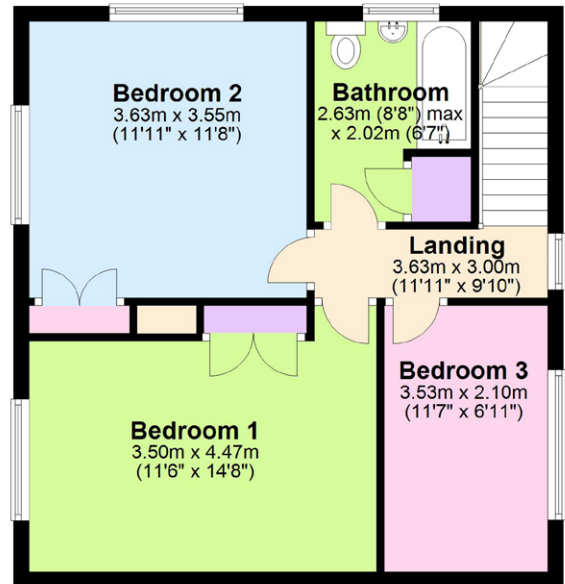
## Ground Floor

Approx. 54.7 sq. metres (588.7 sq. feet)



## First Floor

Approx. 47.9 sq. metres (516.1 sq. feet)



Total area: approx. 102.6 sq. metres (1104.8 sq. feet)





## Wayleaves, Easements, Covenants and Rights of Way

The Property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way, whether or not disclosed.

The buyer will be granted a right of access over the area coloured brown on the attached sale plan. The buyer will be required within 6 months of completion to erect between points A-B shown on the sale plan, a 1.2m post and rail fence to match that on the adjacent development plus sheep netting. The adjoining developer is required to erect a fence and plant a hedge between points A-C. The buyer of New House will then be responsible for maintaining the hedge which will not be allowed to exceed 2m high.

The buyer of New House within 6 months of completion will be required to erect a post and rail fence and plant a hedge between points D-E to the same specification as that installed by the adjoining developers between points A-C.

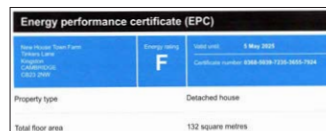
The buyer and successors will be required to contribute 25% of the costs of maintaining the access drive and of maintaining, renewing, repairing and replacing any shared services on the access drive.

## Boundaries

The seller and the sellers agent will do their best to be specify ownership of all boundaries but will not be bound to determine these. T marks are shown on the sale plan as to maintenance responsibilities. Interested parties will have to satisfy themselves to the ownership of all boundaries.

## EPC

Certificate number  
0368-5039-7235-3655-7924  
valid until May 2025



## Local Authority

South Cambridgeshire District Council,  
South Cambridgeshire Hall, Cambourne Park, Cambridge,  
Cambridgeshire, CB23 6EA. Telephone: 0345 045 5215

## Health & Safety

All viewers should be as vigilant as possible when inspecting the site for their own personal safety.

## Plans, Areas and Schedules

These are based upon the Ordnance Survey National Grid and are for reference only. The purchaser(s) will be deemed to have satisfied themselves of the land as scheduled.

## VAT

In the event that Value Added Tax becomes payable in respect of the property, or assets sold to the purchaser(s) in addition to the consideration, will pay the vendor the full amount of such Value Added Tax.

## Fixtures and Fittings

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

## Method of Sale

The property will be sold by private treaty. The seller is seeking offers which are made on an unconditional basis with

buyers having satisfied themselves on all planning matters.

## Anti Money Laundering

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

## Viewing

All viewing will be strictly by appointment only through Bryant Land and Property.

## Online Viewing

Online viewing is available at the following site:

<https://my.matterport.com/show/?m=7S4J5BPfqyf>

## Contact

Jim Bryant at Bryant Land and Property

**Telephone:** 01223 842675

**Email:** [jim@bryantlandandproperty.com](mailto:jim@bryantlandandproperty.com)

**Address:** Manor Farm, Manor Road, Little Shelford, Cambridge, CB22 5HF

## Agent's Note

Bryant Land and Property, for themselves and for the sellers of this property, whose agents they are, give notice that:

- 1 The particulars are set out as a general outline only and for the guidance of intended buyers and do not constitute nor constitute part of an offer or contract.
- 2 All descriptions, dimensions, references to conditions, necessary permissions of use and the occupation and other details are given without responsibility and any intending buyers should not rely on them as a statement or representations of fact, but must merely satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3 No member of or person in the employment of Bryant Land and Property has authority to make or give any representation or warranty whatsoever in relation to this property.
- 4 The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumption should be made that the property has all necessary planning, building regulation or other consents.
- 5 Prospective buyers will be asked to produce identification of the intended Buyer and other documentation in order to support any conditional offers submitted to the sellers. Bryant Land & Property accepts no liability of any type arising from your delay or others lack of co-operation. We may hold your name on our database unless you instruct us otherwise.



## Bryant Land and Property

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