

## FOR SALE

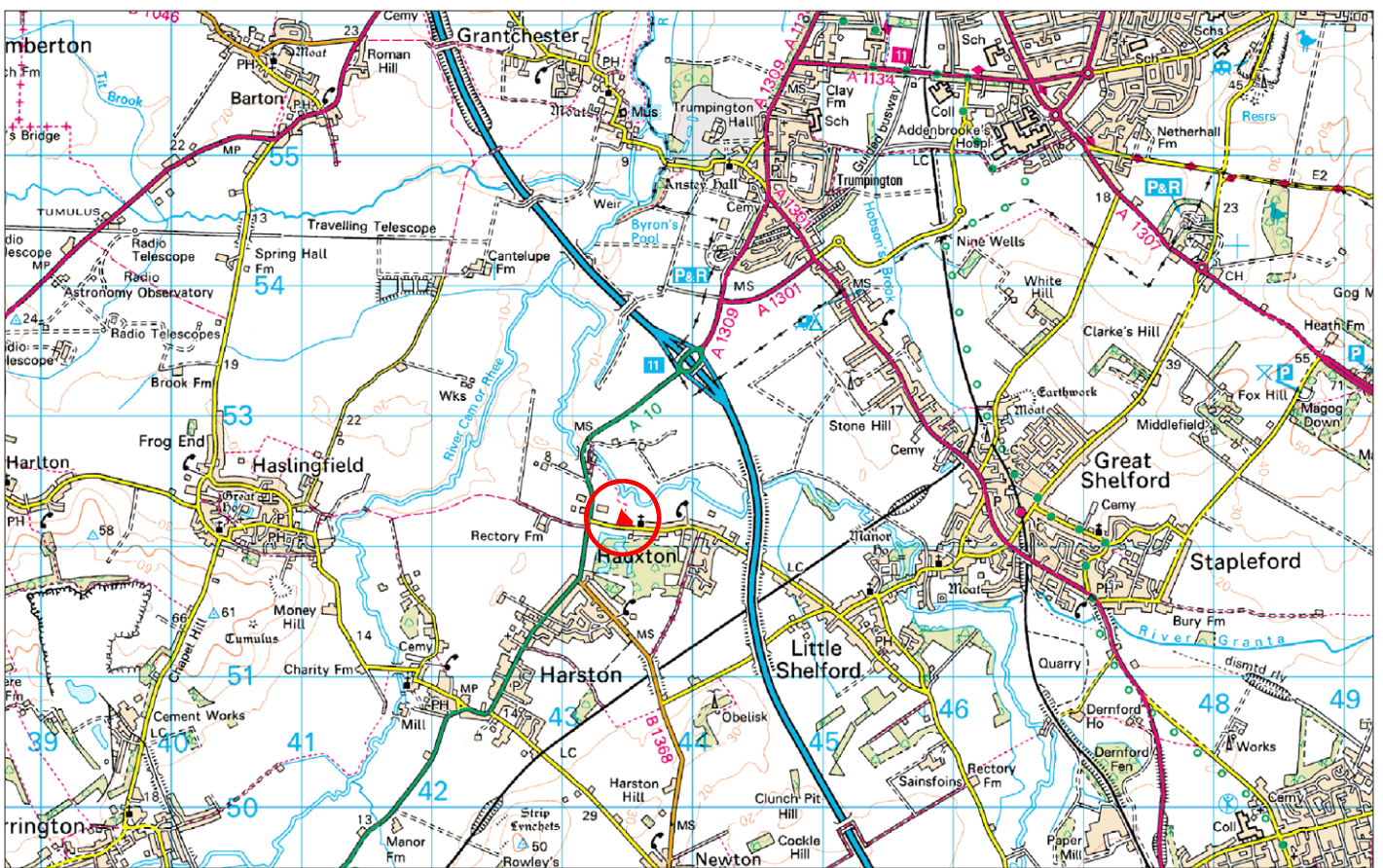
### Land with potential - Church Rd, Hauxton, Cambridge CB22 5HS

0.960ha (2.37ac) land with road frontage next to recently built residential development on the edge of popular south Cambridgeshire village.

Offering various change of use options for the future (*subject to planning*).

CAMBRIDGE: 4.4 MILES • SHELFORD STATION: 2 MILES • M11 JUNCTION 11: 1.2 MILES





### Location and Directions

The land can be found using the sale plan and location plan in the sales particulars. From the A10 turn East into Church Road signposted to Hauxton. The land is located on the left-hand side just beyond the recent development before the Church.

### What3 words

The location of the entrance to the land is at:  
[///pure.wreck.boldest](https://www.what3words.com/pure.wreck.boldest)

### Description

The property comprises a single block of level land as coloured pink on the sale plan, mainly down to grass with a small spinney on the Northwest boundary.

### Condition

The Purchaser(s) will be deemed to have satisfied themselves of the condition of the property and be purchasing the property on the basis of their own enquiries, inspections and surveys

### Planning

The property lies in the area covered by South Cambridgeshire District Council. The Greater Cambridge Local Plan process is underway. Potential purchasers must satisfy themselves on all planning and potential planning for the site.

The land is currently located in the Greenbelt adjoining

the boundary of the Hauxton village development framework. The land is outside the Hauxton Conservation Area. St Edmunds Church is a listed building.

In 2021 Church Meadow was submitted to the Greater Cambridge Call For Sites Process, at that time was considered to be unsuitable for development.

### Tenure and Possession

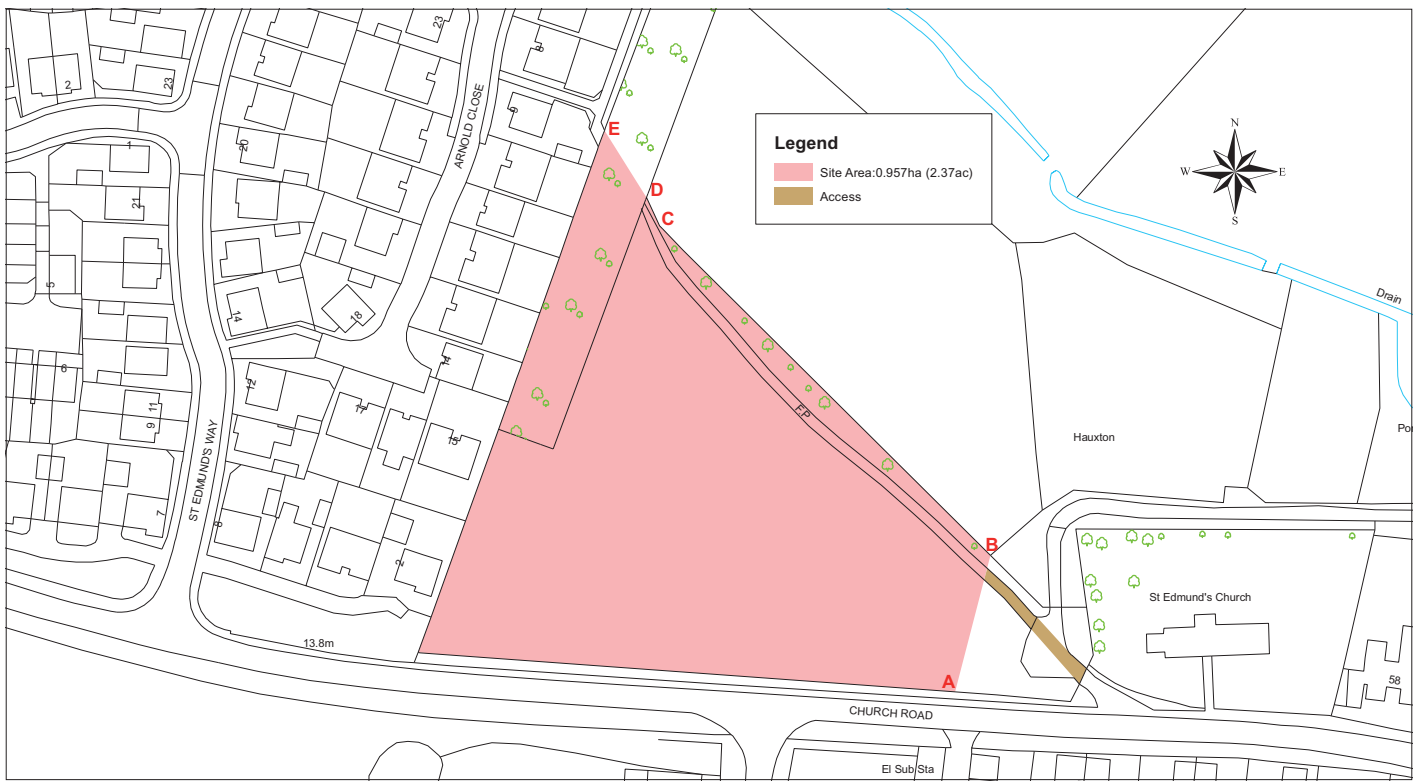
The property is freehold with vacant possession upon completion

### Services

There are no services currently connected to the land, but these are available for connection nearby. The purchaser(s) will be deemed to have satisfied themselves as to any services that might affect the property.

### 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. A temporary right of way would be granted for grazing and grassland management over the track coloured brown on the sale plan. Purchasers would be required to secure their own independent access to the land from Church Road.



The purchasers would be required to erect a stock proof post and rail fence with sheep netting between point **A-B-C-D-E** within 6 months of completion.

A public footpath is located along the Northeastern boundary as shown on the sale plan.

**Local Authority:**

South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Park, Cambridge, CB23 6EA **Tel:** 0345 0455215

**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.

**Terms**

The site is offered as a whole. The vendors would consider offers on a variety of bases:

**Outright sale:** providing the offer reflected a premium for hope value and potential change of use at some future date.

**Sale subject to overage:** a premium sale price, but



with overage for the vendors to share in a specified % of the net uplift in value should planning be implemented or the land sold with the benefit of such change of use, each time such trigger event took place, over a specified period of years.

**An option agreement:** Offers should include the proposed option premium, length of proposed option, any cost cap for the costs carried by the developer, the % of market value to acquire the site with the benefit of planning permission.

**A promotion agreement:** Offers should include the promotion payment to the landowner on entering the promotion agreement, the length of promotion period and any extensions, cost cap on any planning and other costs, % of the sale price paid to the promoter when the site is sold subject to planning.

### **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.

### **Registered Title**

The land is registered under title CB322655 and part title CB318060.

### **Viewing**

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

### **Anti-money Laundering**

To comply with the Money Laundering Regulations 2017 and 2019, once an offer is accepted the purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

### **Health & safety**

We would ask you to be as vigilant as possible for your

own personal safety when making an inspection of the property.

### **Contact**

**Jim Bryant** at Bryant Land and Property

**Tel:** 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 vendors 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** We may hold your name on our database unless you instruct us otherwise.



## **Bryant Land and Property**

MANOR FARM | MANOR ROAD | LITTLE SHELFORD | CAMBRIDGE | CB22 5HF  
**Tel** +44 (0)1223 842675 | **Email** [enquiries@bryantlandandproperty.com](mailto:enquiries@bryantlandandproperty.com) | **Web** [www.bryantlandandproperty.com](http://www.bryantlandandproperty.com)