

Holwell Bury Barns, Lower Stondon, Bedfordshire SG5 3SE

Taylor & Co

LAND, NEW HOMES & BESPOKE PROPERTIES



Holwell Bury Barns, Loganberry Way, Lower Stondon, SG5 3SE

A fully consented and extant development passed for the conversion of redundant farm buildings to create three new residential homes standing in 2.5 acres (1 hectare).

The development will comprise the conversion of the barns into three substantial and potentially very luxurious character properties.

Barn A to the right of the entrance is 238 square metres of internal living accommodation (2561 square feet) based around four bedrooms and what could be spectacular living areas and very generous gardens.

Barn B to the right hand back of the site extends to 250 square metres of internal accommodation (2691 square feet) and also will provide four bedrooms with character and huge living areas. Gardens also extensive.

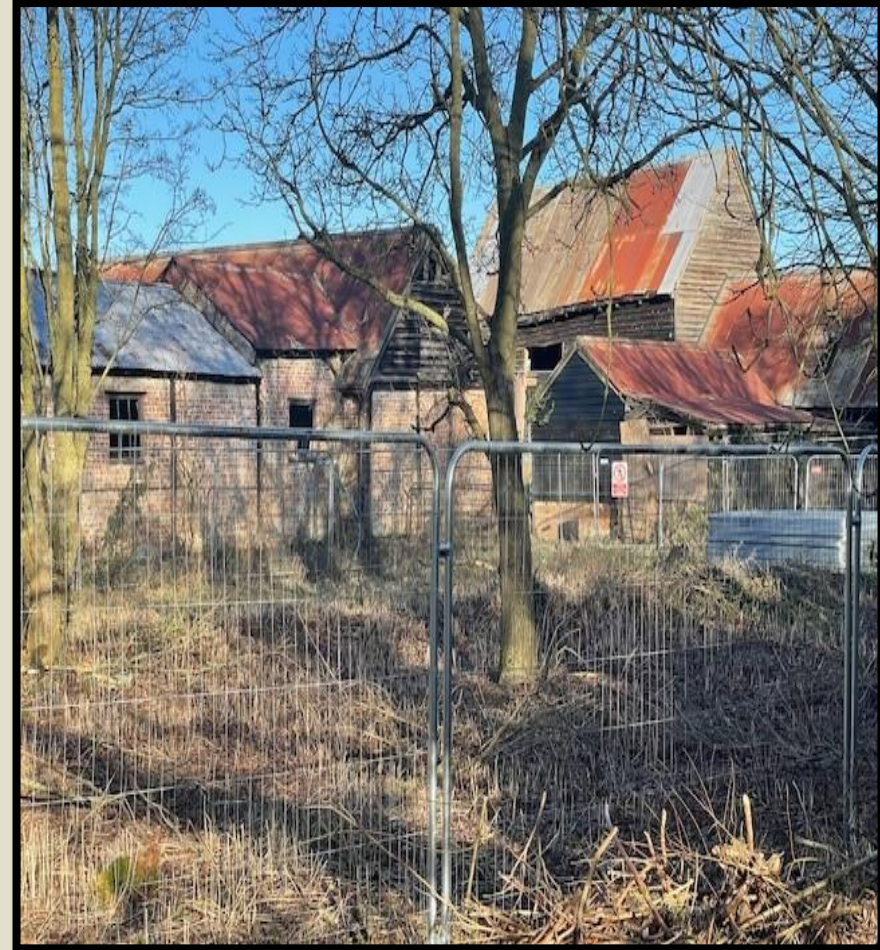
Barn C to the left of the entrance is a master executive sized barn of some 407 square metres (4380 square feet) and provides for the ultimate layout including potentially five bedrooms, extensive living and a gym, family, office, annexe area. Again with lots of garden area.

Valuation of the finished product will be exclusively dependent on the standard of the fit out, but without doubt given the location the returns are anticipated to be substantial.

We would require a detailed build analysis to be able to provide those valuations if required.

We would however guide the minimum gross development value in excess of £3.5m.

Potential bidders should satisfy themselves as to the availability of services before making an offer.







Local Authority - Central Bedfordshire Council

Tenure - Freehold

Viewing - Strictly by appointment only.

PRICE ON APPLICATION

Agent - Glenn Taylor – 01234 391099

VAT

The Seller reserves the right to waive their exemption from charging VAT on the land, and it is likely that the purchase price will be subject to VAT. All offers should be submitted exclusive of VAT, but on the assumption that VAT may be charged in addition to the purchase price.

Planning References:

CB/13/02357FULL and CB/13/03213/LB
There is Grade 2 Listed Building Consent

Important Notice

The Agents for themselves and for the Seller give notice that:

All statements contained in these particulars as to the land are made without responsibility on the part of the Agents or their Seller for any error or omission whatsoever.

None of the statements contained in these particulars are to be relied on as a statement or representation of the fact or as any part of the contractual description of the property.

Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The Seller does not make or give, and neither Agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to the property.

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