Ref: C8021
Land At Church Farm Yard, Church Lane, Upwood, Huntingdon, Cambridgeshire PE26 2QF

A Unique Residential Development Opportunity extending to 0.64 Hectare (1.57 Acres) (STMS) and situated in a sought after rural Cambridgeshire village. The site has Full Planning Consent for a total of Nine Dwellings comprising Seven New Build Dwellings and two Barn Conversions with Off Road Parking and Garages.

Image Shows Former Cattle Yard
LOCATION
The site is situated in the sought after rural village of Upwood which benefits from a public house and primary school.

Upwood lies approximately 8.8 miles north of Huntingdon, 13.4 miles southeast of Peterborough and 24.3 miles northwest of Cambridge.

DESCRIPTION
The site has Full Planning Consent for the construction of seven New Build Dwellings and two Barn Conversions, all having Garages and/or Off Road Parking. The plot extends to 0.64 Hectare (1.57 Acres) (STMS) and has approximately 147m (485ft) of road frontage. The property is sold as marked on site and as shown, for illustrative purposes only, verged red on the plan.

ACCESS
Current access to the site is via Church Lane. The consent allows for two additional access points for Plots 6, 7, 8 and 9.

PLANNING
Full Planning Consent was granted by Huntingdonshire District Council on 22nd February 2016 under planning reference 15/00049/FUL for 2 x Four Bedroom Barn Conversions, 2 x Four Bedroom Barn-Style New Build Dwellings, 1 x Four Bedroom Cottage-Style New Build Dwelling, 2 x Two Bedroom Affordable New Build Dwellings, 1 x Four Bedroom Affordable New Build Dwelling and 1 x Five Bedroom New Build Dwelling, all having Garages and/or Off Road Parking. The planning consent is subject to a Section 106 Agreement relating to Affordable Housing and a Wheeled Bin Contribution. A copy of this consent is available from our Chatteris office or from the Huntingdonshire District Council website (planning section).

SERVICES
It is understood that all mains services are available for connection. Interested parties are advised to make their own enquiries with the relevant utility companies and drainage authority.

VIEWING
For an appointment to view apply to the Agent.

POSESSION
Vacant Possession will be granted upon completion of the purchase.

DEVELOPMENT UPLIFT CLAUSE
The contract for sale will include a development uplift clause whereby any increase in value as a result of a change in section 106 requirements for affordable housing will be shared with the vendors.

PARTICULARS PREPARED 29th September 2016
NOTE
The boundary line to the rear of number 54 Huntingdon Road is now as the shown ‘Proposed New Boundary’ on the architect’s plan and is no longer as the ‘Existing Boundary’.
LOCATION
DRAFT PARTICULARS

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