DEVELOPMENT SITE, 17-19A GREEN STREET, WILLINGHAM,

Offers around £1,500,000 invited
A prime residential development site situated in the heart of this bustling village with full permission (S/0710/04/O and S/3032/16/OL) for seven brand new detached houses and the refurbishment of a vast brick built barn (S/0569/15/PB).

**Willingham** is a popular, lively and well served village lying just 9 miles North of Cambridge. There is excellent access to the University City as well as the bustling market town of St Ives and the A14 and M11 provide road links with the rest of the country. Abundant local facilities and amenities include Co-Op supermarket, Post Office, Foremans garage, Uttridge Accounting, beauty salon, craft shop, convenience store, popular bakers, three public houses (including The Bank, a micro pub specialising in real ale), delicatessen, hairdressers, fixings shop, undertakers and three churches; Church of England, Baptist and Salvation Army. On the edge of the village is Highgate Farm and the Bushel Box, a farm shop selling a diverse range of locally grown fruit and vegetables. Willingham is proud to offer an excellent primary school and

Pre-school with secondary education at nearby Cottenham Village College or Swavesey Village College. The Longstanton park and ride station for the guided busway is just 1.5 miles away with a dedicated cycle path for most of the route. This busway is the longest of its kind and quickly links the village with Cambridge and Addenbrookes Hospital. The surrounding countryside is gentle rather than dramatic but a number of footpaths lead out of the village and quickly take the dog walker, half marathoner or horse rider into peaceful countryside with many routes meandering beside the Great Ouse or linking the adjoining villages of Over and Rampton.

The site is situated close to the centre of this popular village just a short distance from the village green and close to an excellent range of facilities and amenities. It is accessed between 19 and 19a Green Street and will form an imaginative range of substantial individual homes on the site of the present farm. The jewel in the crown is the 2750sq ft barn conversion at the most easterly point of the site and this has been allocated by far the largest garden/amenity space to reflect its enormity.
The planning process commenced in 2005 with the approval for five new dwellings S/0710/04/O. Associated with this is a Section 106 Agreement for Education Contribution and Non-Implementation of 2003 Planning Permission (S/2362/03/F use of an agricultural building for cattle housing). The Section 106 payment is the responsibility of the buyer and was set at £13,750, index linked. The reserved matters for the design and scale were approved in 2008 with partial discharge of the land contamination matters approved in 2009 along with external materials, landscaping, fenestration and materials.

In May 2015 approval was granted for the change of use of agricultural building to a single dwelling (S/0569/15/PB). The development of the 5 dwellings under planning approval S/0710/04/O has been commenced in accordance with the planning approval pre-commencement conditions and following the submission of a building regulations application a trench foundation for Plot 1 dwellings was excavated and constructed.

In 2016, planning approval S/3032/16/OL was granted for the erection of 2 dwellings with all matters reserved except for access. The location for these 2 dwellings being at the most easterly area of the site.

All seven new homes plus the barn conversion are for private occupation with no requirement in the development for affordable or social housing. There will be a requirement for the buyer at their expense to demolish, make good and construct various areas immediately to the rear of the sellers retained dwellings at Nos 19 and 19A Green Street:

1. Erect traffic bollard to front of No 19. Provide landscape verge between No 19 and new access drive.

**No 19A** Remove outbuilding and base. Construct new brick screen wall with garden gate to side boundary adjacent new access drive. Construct new garage and external car parking spaces. Erect new tall screen fence to boundary to Plot 5. Rebuild front existing garden wall to provide visibility splay.

The access road running through the development will remain in the Sellers ownership with the buyer providing service ducting (mains electricity and water and ducting for other services) so as to serve the sellers retained land at the eastern end of the site. It is intended that maintenance of this road, upon completion of the new homes and barn, will be the joint responsibility of the eight new owners and the current site owners. Access to the paddock will be limited to those required for paddock land use but full rights will be reserved should the village framework alter and residential development prove viable. Additional demolition of various farm buildings will be required of the buyer including any asbestos element along with careful dismantling of the cattle barn for removal and re-erection by the current owners. Details of these various conditions will be agreed at an early stage and there will be three months between exchange and completion to enable the present owners to successfully move their livestock business to new premises.

Council Tax Band
As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Tylers for themselves and for the Vendors or Lessors of this property declare that these particulars are given as a general outline and whilst intended to be accurate do not constitute nor form any part of an offer or contract. Intending purchasers or tenants must satisfy themselves by personal inspection or otherwise as to the correctness of each statement. Fixtures, fittings and appliances have not been tested by Tylers. No person in the employment of Tylers has the authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are approximate.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.