

01553 770771 | rowley.barclay@brown-co.com | jim.major@brown-co.com







RESIDENTIAL DEVELOPMENT OPPORTUNITY

Church Road, Christchurch, Cambridgeshire

Planning Permission for Nine Dwellings

• Well located in the centre of the village, overlooking open countryside to the south



DESCRIPTION

A quality Residential Development opportunity in Christchurch for seven detached executive style dwellings and a pair of semi-detached homes all within a site of approximately 0.40 hectares (1 acre).

LOCATION

The property is situated to the south of Church Road, Christchurch, Cambridgeshire, PE14 9PQ, in a central village locality. Christchurch is approximately 8 miles east of the town of March and approximately 15 miles north of the City of Ely which benefits from mainline rail access to Cambridge, London and Birmingham (also accessible from March station).

DIRECTIONS

From March, follow the B1099 (Upwell Road) east for approximately 4.6 miles. At a cross road, turn left onto the B1098. Drive approximately 1.7 miles until a right turning onto the B1100. Following the road for approximately 1 mile until a left hand turning onto Church Road. After approximately half a mile the property is on the right hand side before the sharp left hand bend.

PLANNING PERMISSION

Full Planning Permission was granted by the Fenland District Council under Reference F/YR15/3098/COND on 7th December 2015. The approval grants permission for the erection of nine dwellings, the details of which may be viewed on the Fenland District Council's Website. The Planning Permission carries no Planning Obligations under Section S106 of the Town and Country Planning Act 1990 or under the Community Infrastructure Levy.

SERVICES

Mains water, drainage and electricity are available at the entrance to the property.

GENERAL REMARKS AND STIPULATIONS

TENURE AND METHOD OF SALE

The property is available Freehold with Vacant Possession on Completion. The Property is offered for sale by Private Treaty as a Whole. Exchange of Contracts is to take place as soon as possible following acceptance of an offer.

VALUE ADDED TAX

Should the sale of the land, or any right attached to it become a chargeable supply for the purpose of VAT, such Tax shall be payable by the Buyer(s) in addition to the contract price.

BOUNDARIES

The Buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Seller nor the Selling Agents will be responsible for defining the boundaries nor their ownership.

DISPUTES

Should any disputes arise as to the boundaries or any matters relating to the Particulars or the interpretation there of, the matter will be referred to an Arbitrator to be appointed by the Agents.

PLANS AND AREAS

These have been prepared as carefully as possible by reference to the Deeds, digital OS Data and the Rural Land Register. The plans and aerial photograph are published for illustrative purposes only and although they are believed to be correct their accuracy cannot be guaranteed.

VIEWING

The land may be viewed during daylight hours with a set of these particulars in hand but strictly by prior appointment with the Agents, on 01553 770771 (Rowley Barclay).

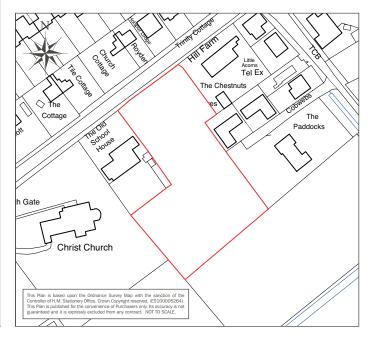
HEALTH AND SAFETY

Viewers should be careful and vigilant whilst on the property. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

SOLICITORS

Fraser Dawbarns Solicitors 1-3 York Row Wisbech Cambridgeshire PE13 1EA Contact: Helen Jarvis

Tel: 01945 461456



IMPORTANT NOTICES Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. Any person inspecting the property does so entirely at their own risk. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co — P