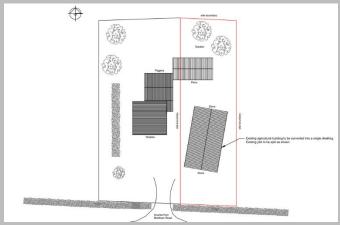


# Agricultural Barn to the West of 87 Stretham Road, Wilburton Cambs CB6 3RY



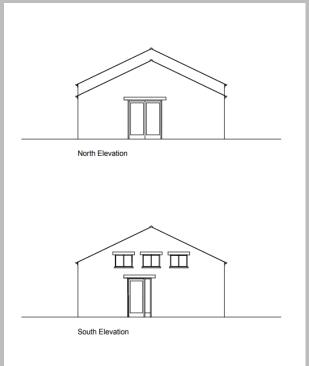


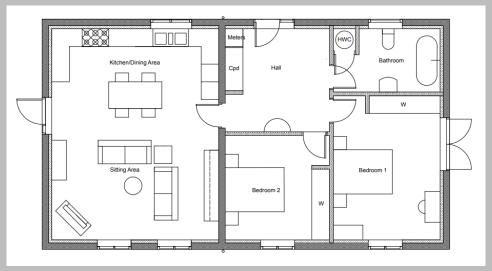
**LOCATION DETAILS** 

Rare opportunity to acquire an agricultural building with permitted development change of use to a single storey dwelling house. The site is situated approximately 6 miles from the cathedral city of Ely and 13 miles from the university city of Cambridge.

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## **DESCRIPTION**

The opportunity to acquire an agricultural barn with permitted change of use to a single storey residential dwelling house.

#### **ACCESS**

Access is to be arranged strictly by prior appointment with the selling agents.

Tenure: Freehold with Vacant Possession

EPC Rating: Exempt

For Further Information call Jamie Forman

07970101575

William H Brown, 6 Fore Hill, Ely CB7 4AF

Tel: 01353 663311

Email: ely@williamhbrown.co.uk

### **PLANNING PERMISSIONS**

Permitted development was granted on the 11th February 2021 (ref. 20/01446/ARN) for the change of use of existing brick built single storey agricultural building to a single storey residential dwelling house at the site west of 87 Stretham Road, Wilburton, Cambridgeshire. The plans approved are for a two bedroom property with a large dining/kitchen/sitting area.

## **Community Infrastructure Levy**

Prospective purchasers are advised to make their own enquires as to whether any CIL charge is payable on this development.

Trading name of Sequence (UK) Limited. If you have instructed another agent the terms and conditions of those instructions must be considered to avoid a possible liability to pay two commissions in addition to any withdrawal fees or disbursements. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delaying greeing thesale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts