



TWO RESIDENTIAL BUILDING PLOTS

The Old Stables, Hamerton Road, Alconbury Weston PE28 4JD

BROWN & CO

LOCATION

The site is situated in the village of Alconbury Weston, a rural village to the northwest of Huntingdon. The well-regarded village benefits from a range of local services and amenities including a doctor’s surgery, pub, church, post office, sporting clubs and convenience store with further amenities and employment opportunities in Huntingdon, with Huntingdon rail station approximately 6 miles (London – Kings Cross).

There is a broad range of homes in the village including period cottages, barn conversions, country houses together with more contemporary homes.

The village is situated approximately 7 miles northwest of Huntingdon, 13 miles northeast of Kimbolton, 14 miles east of Oundle, 18 miles south of Peterborough and 26 miles northwest of Cambridge. Alconbury Weston benefits from good access to the A1(M) (North/ South) network and is a short distance from the A14 (East/West).

THE SITE

The site is located to the rear of a recently completed development of 3 substantial family homes and is accessed via a private roadway leading from Hamerton Road. Plots 1 & 2 are offered for sale with Plot 3 being retained by the Seller. (Plot 3 is currently under construction and is expected to be ready for occupation by Summer 2025).

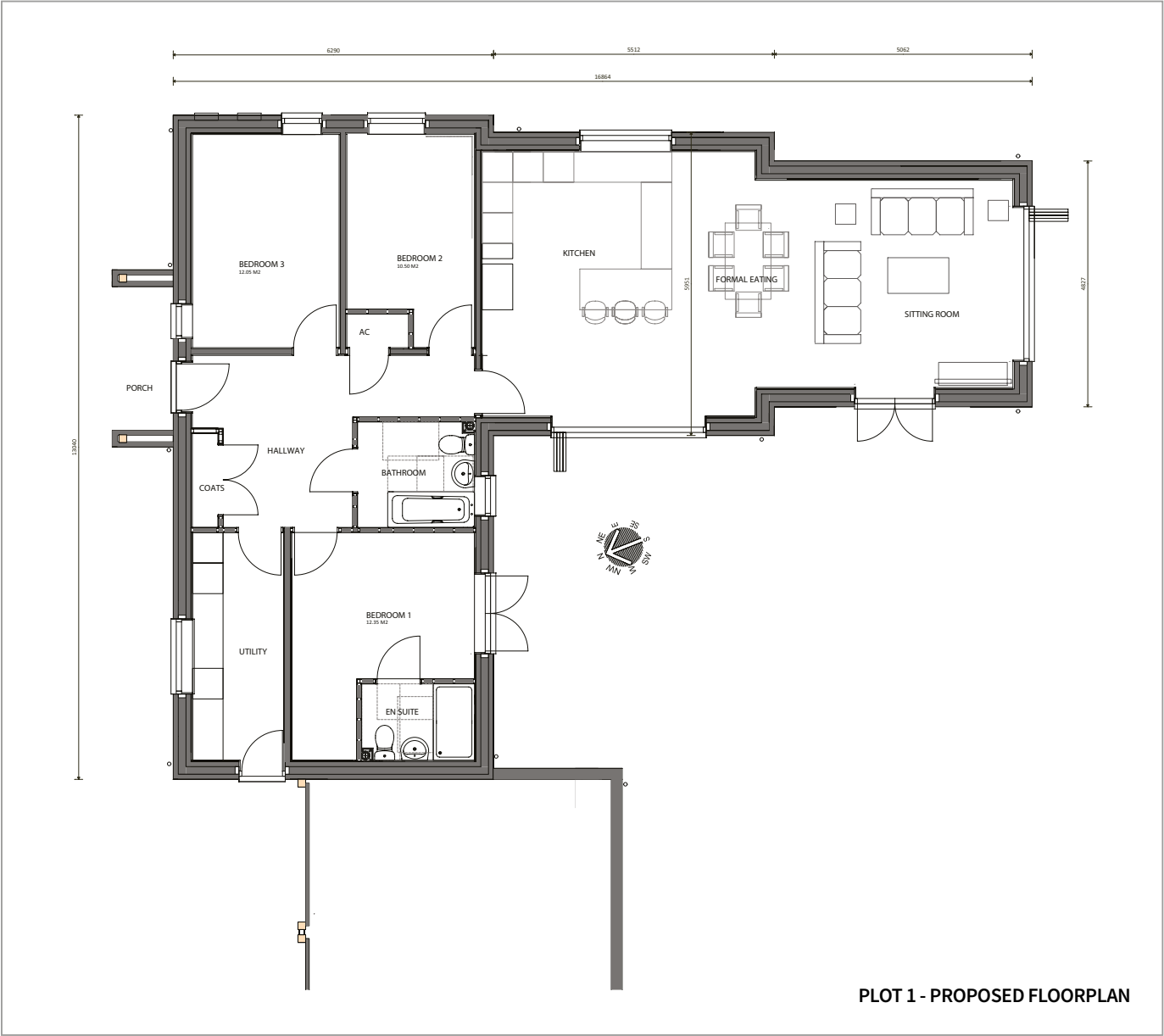
Plots 1 & 2 both offer generous sized rear gardens with driveway parking and carports. The dwellings will enjoys views over open countryside.

PLANNING PERMISSION

Full planning permission was consented by Huntingdonshire District Council under planning application no. 22/00298/FUL for the demolition of the existing stables and erection of three contemporary style dwellings – one pair of linked detached and one detached dwelling.

It is noted that a subsequent planning application under AP No. 23/02436/S73 (Variation of Condition 2 (Plans) was consented on 25 March 2024 relating to the external design and layout of Plots 1 & 2. A Schedule of the amendments is available to review in the accompanying Development Data Room.

Discharge of Conditions 2 (Materials), 3 (Landscaping), 5 (Ecology), and 7 (Cycling Storage) of 22/00298/FUL as amended by 23/02436/S73 issued by Local Planning Authority dated 28 March 2024 Under Ref No: 23/80485/COND.



PLOT 1 - PROPOSED FLOORPLAN

SCHEDULE OF ACCOMMODATION

Unit No.	No. of Bedrooms	No. of Floors	Gross Internal Area (GIA) (sq ft)	Gardens	Cart Lodge
1	3	1	1,270	Yes	Yes
2	3	2	1,377	Yes	Yes
Total			2,647		

ACCESS & SERVICES

Access to Plots 1 & 2 will be via the existing private roadway leading from Hamerton Road. It is understood that service conduits are in place under to existing access driveway leading to the plots.

DEVELOPMENT DATA ROOM

A Development Information Pack is available upon request containing relevant planning documentation, reports, surveys, plans and other relevant information.

RIGHTS, EASEMENTS & RESTRICTIONS

The land is sold subject to all public rights and private rights of way, light drainage, overhead cable, and other easements and restrictions or obligations that exist whether the same are described in the particulars.

VAT

It is understood VAT is not payable on the sale. However, if the sale of the land or any rights attached to it become chargeable for VAT this shall be paid by the purchaser.

BOUNDARIES

The Purchaser will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundaries.

HEALTH & SAFETY

We ask all applicants to be as vigilant as possible when viewing the plot and note the presence of the pond within the site. Neither the Vendor or the agent will be responsible for the safety of those viewing the plot and accordingly those viewing the plot, do so at their own risk.

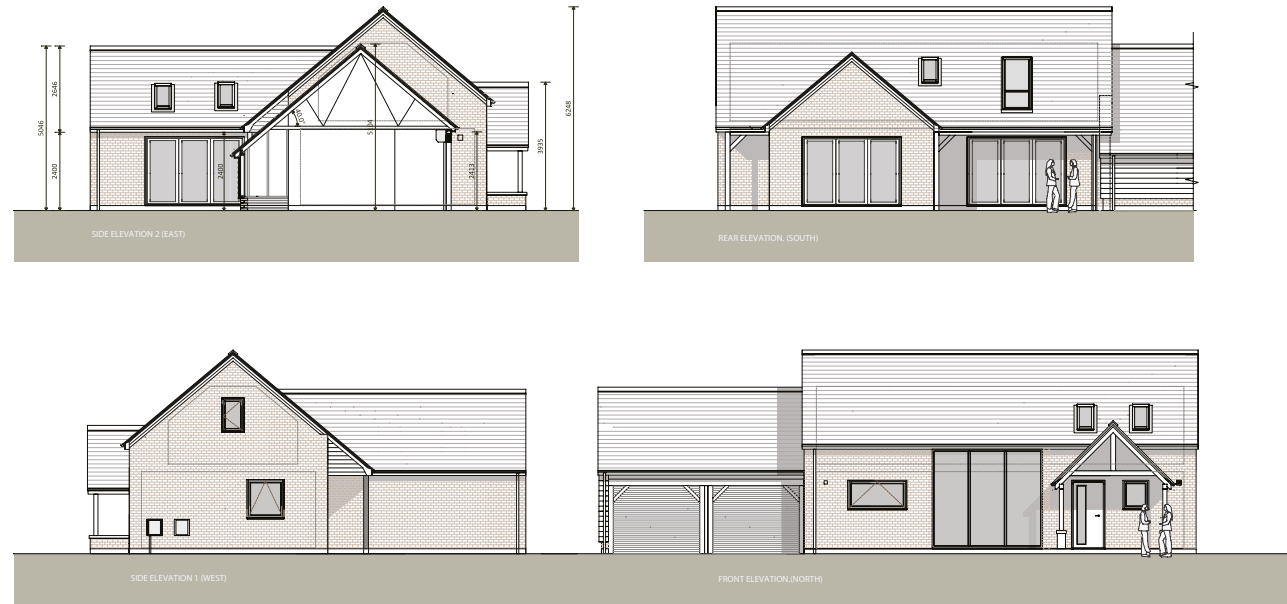
COMMUNITY INFRASTRUCTURE LEVY (CIL & SECTION 106)

Huntingdon District Council is a Community Infrastructure Levy authority therefore the Purchaser will be liable to pay the CIL contribution on the development as per the local authority guidance.

A CIL Liability Notice dated 20th May 2024 has been issued confirming a liability of £36,412.07

Self-builders or custom builders can obtain a full exemption from paying CIL. It is advised interested parties make their own enquiries with the local authority CIL department to satisfy themselves and establish the exemption criteria.

PLOT 1 - PROPOSED ELEVATIONS





LOCAL AUTHORITY

Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

T: 01480388388

SITE ADDRESS

Plot 1 & 2 The Old Stables, Hamerton Road, Alconbury Weston,
Huntingdon, PE28 4JD

WHAT3WORDS

///sunflower.fence.pocketed

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

£300,000

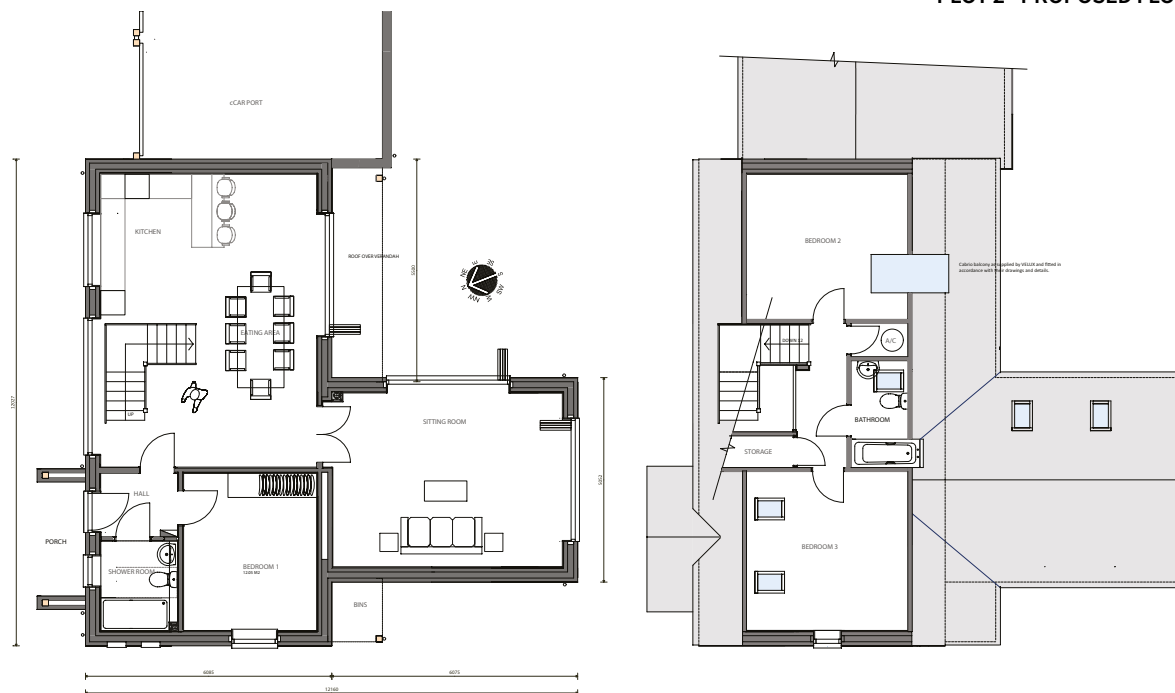
VIEWING

Strictly by appointment through the sole agents:

Brown & Co The Fairways
Wyboston Lakes
Wyboston
Beds, MK44 3AL

Tim Davies
E: tim.davies@brown-co.com
T: 01480 213811

PLOT 2 - PROPOSED FLOORPLANS



PLOT 2 - PROPOSED ELEVATIONS





PLOTS 1 & 2 - CGI

The Fairways, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire MK44 3AL
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IMPORTANT NOTICES

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