



# RESIDENTIAL DEVELOPMENT LAND

Land at 58 High Street, Great Paxton, St Neots, Cambridgeshire, PE19 6RF

**BROWN & CO**



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## Full Planning Consent for a Detached Four Bedroom Home

Approx. 1,716 sq ft (160 sq m) GIA Approx. Site Area 0.11 acres

Sought after village location

### GREAT PAXTON

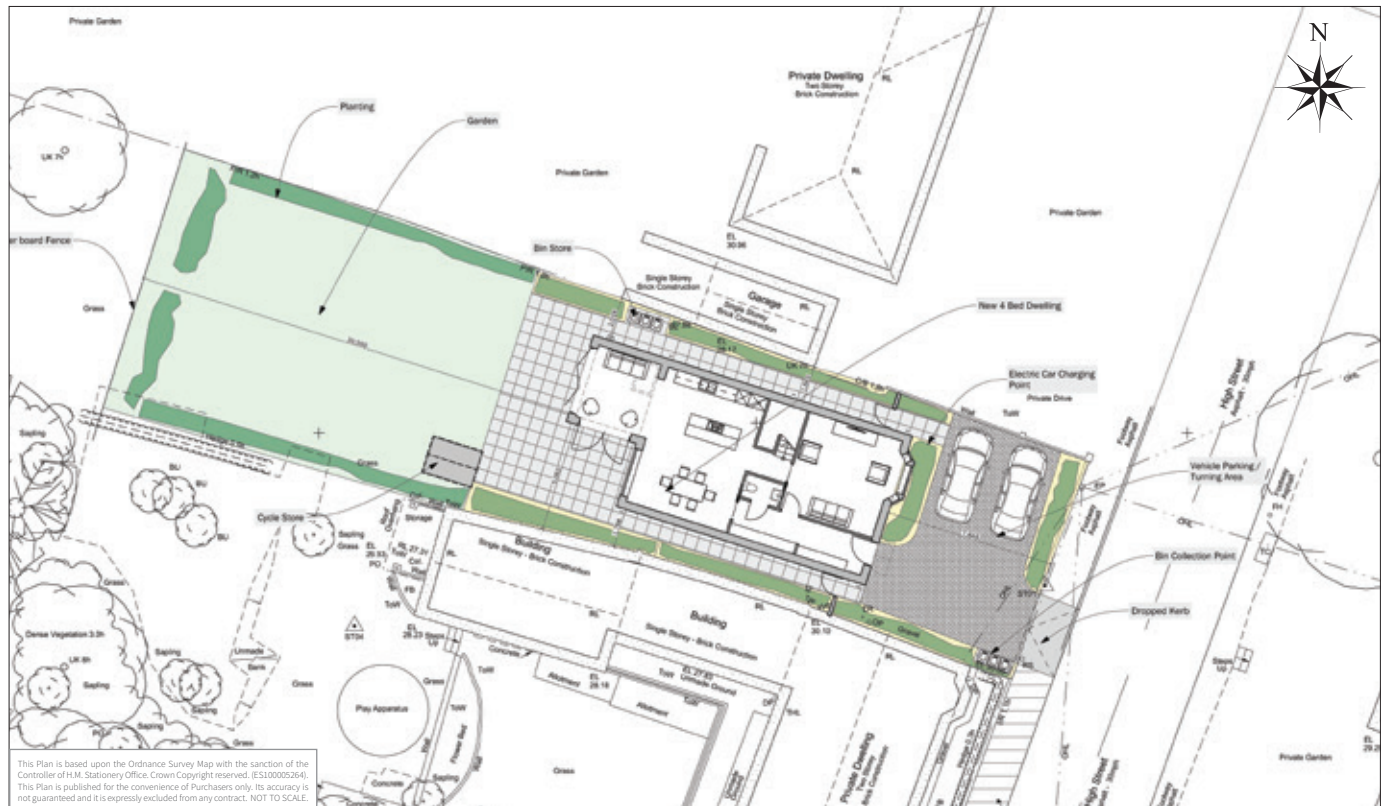
The village of Great Paxton is a popular village lying 2 miles north of the market town of St Neots, 4 miles to the south of Huntingdon town and 20 miles from the city of Cambridge. The village offers a Public House, Church, a community convenience store, the well-regarded Church of England Primary School and local shops with further amenities and employment opportunities in both St Neots and Huntingdon.

The village has an appealing range of both period properties and country houses together with more contemporary homes.

The village is well situated with convenient road access to the A1 and into London via the main East Coast rail line, with services direct to King's Cross within an hour from St Neots. There are also easy links into Cambridge with the newly opened A14 resulting in improved journey times.

### THE SITE

The site is situated on the High Street in the highly desirable village location with an area of approximately 0.11 acres (0.05 hectares). The site, which forms part of the garden to 58 High Street, Great Paxton, is of predominantly level ground with mature boundary hedging along the north boundary.



The Fairways, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire MK44 3AL  
01480 213811 | [stneots@brown-co.com](mailto:stneots@brown-co.com)

### PLANNING PERMISSION

Full planning consent was granted under application number 22/01426/FUL on the 18th of April 2023 by Huntingdonshire Planning Authority.

The consent is for the erection of a detached 4 bedroom two-storey dwelling on land which forms part of the existing garden. The proposed site would consist of approximately 0.11 acres including two off road parking spaces. A schedule of accommodation is included in these particulars.

### SCHEDULE OF ACCOMMODATION

Style of Home	No. of Floors	Approx. GIA (sq ft)	Approx. GIA (sq m)	Bedrooms	Off Road Parking Spaces
Detached two-storey dwelling	2	1,716	160	4	2

### ACCESS

The site is accessed directly off the High Street.

### SERVICES

It is understood all mains services are available on the High Street.

Purchasers are advised to satisfy themselves as to the availability off such services and make their own enquiries with the relevant suppliers.

### INFORMATION PACK

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

### RIGHTS, EASEMENTS AND RESTRICTIONS

The land is sold subject to and with the benefit of 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 describe in the particulars.

### COMMUNITY INFRASTRUCTURE LEVEL (CIL) AND SECTION 106 AGREEMENT

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.

Self-builders or custom builders may be able to obtain an exemption however it is advised interested parties should make their own enquiries with the local authority to satisfy themselves of their CIL liability.

### VAT

It is understood VAT is not payable on the sale.

### HEALTH AND SAFETY

Given the potential hazards on site we ask you to be as vigilant as possible when viewing the plot. Neither the seller or the agent are responsible for the safety of those viewing the plot and accordingly those viewing the plot, do so at their own risk.

### GUIDE PRICE

Guide Price: £215,000 for the freehold. The plot is offered for sale by Private Treaty.

### LOCAL AUTHORITY

Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN. T: 01480388388.







## BOUNDARIES

The buyer will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundaries. Should any dispute arise as to the boundaries or any other points arise on the stipulations, particulars or plans, or the interpretation of any of them the question should be referred to an independent Arbitrator appointed by the selling agent.

The buyer will be obligated to erect and maintain a fence (specification to be agreed) enclosing the southern and eastern boundaries within 6 weeks of completion.

## ADDRESS

Land at 58 High Street,  
Great Paxton  
St Neots  
Cambridgeshire  
PE19 6RF

## WHAT3WORDS

///interview.landings.otter

## VIEWING

By appointment only.

## SELLING AGENT

Please contact via email:  
Tim Davies – [tim.davies@brown-co.com](mailto:tim.davies@brown-co.com)  
Megan Talbot - [megan.talbot@brown-co.com](mailto:megan.talbot@brown-co.com)

## 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 in 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. 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 - Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in June 2023.

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