



VALLEY FARM

New Road, Guilden Morden, Cambridgeshire, SG8 0JN

BROWN & CO

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FOR SALE – RESIDENTIAL DEVELOPMENT SITE

Guide Price: £1,495,000

Full Planning Permission Granted for an Exclusive Development of 4 Detached New Build Barn Style Dwellings with Existing Farmhouse

Site Area – 0.9 acres approximately & (8159 ft) GIA Floor Area

Desirable South Cambridgeshire Village Location

DISTANCES

Royston – 8.2 miles; Cambridge 15 miles; Letchworth 12.6 miles

DESCRIPTION

The site is approximately 0.89 acres (0.36 hectares), including communal areas and access provisions .

The existing farmhouse sits within the site and is considered to provide an excellent opportunity to refurbish or redevelop and extend subject to the necessary consents.

A barn adjacent and outside of the subject site to the south-east is currently being converted to a residential dwelling for the owners who currently occupy the farmhouse.

LOCATION

Situated on the border between Hertfordshire and Cambridgeshire, Guilden Morden is a village approximately 9 miles northwest of Royston and 17 miles southwest of Cambridge.

The village features a range of community facilities, including a primary school, nursery, a historic church, a village hall, and several sports clubs, as well as the community pub, The Three Tuns.

Residents can access additional shopping and leisure options in Royston and Cambridge. Nearby Ashwell provides local amenities, such as shops and a doctor's surgery. The village is connected by road via the A1(M) and A505. Rail services to Cambridge and London King's Cross are available from Ashwell or Royston railway stations, both within a 10-minute drive.

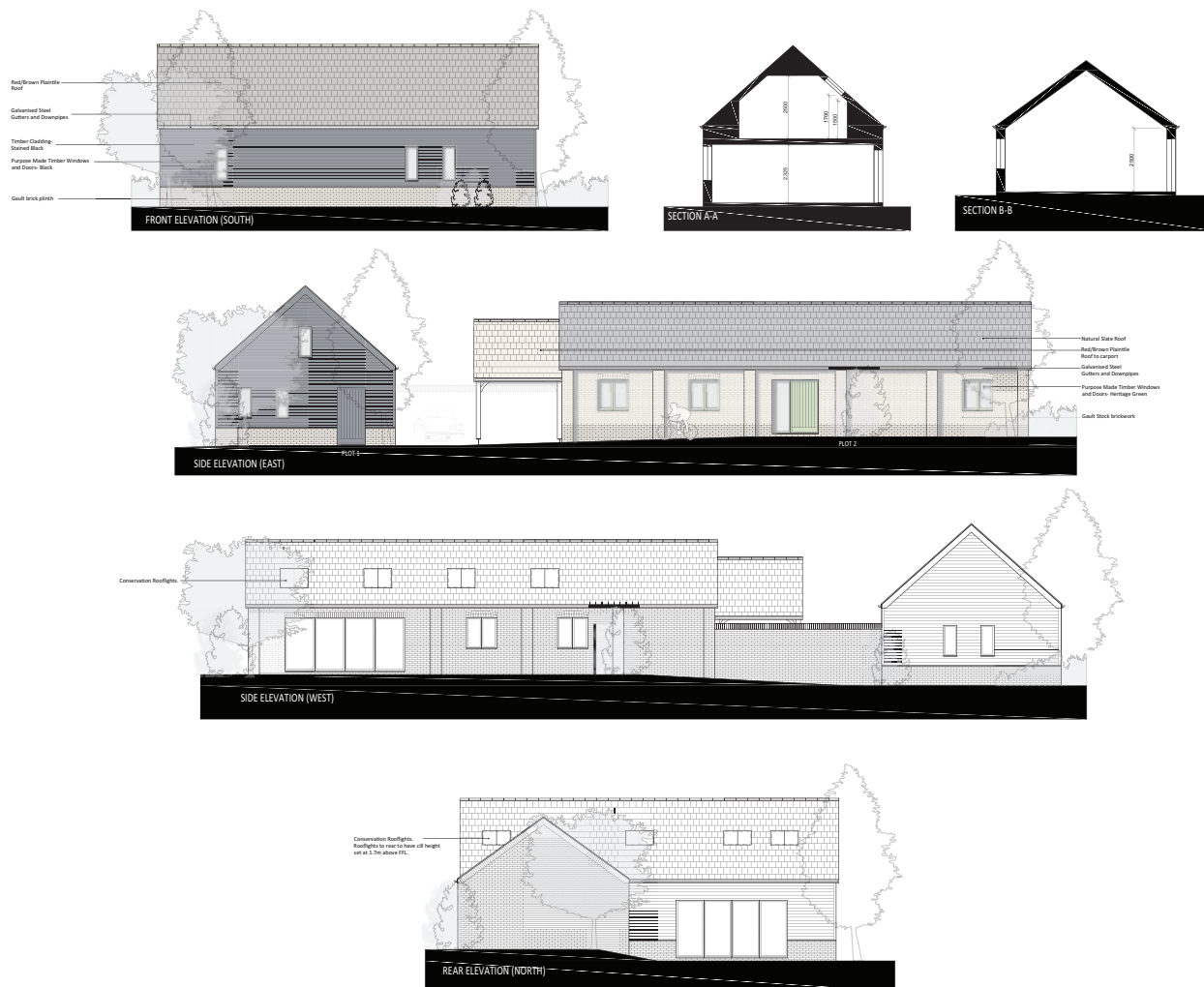
SERVICES

It is understood relevant services are available on the site, details of which are provided in the Development Information Pack. Prospective Purchasers will however be expected to satisfy themselves as to the availability and adequacy of the supplies by making their own enquiries to the relevant service company/authority.

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 described in the particulars.





PROPERTY SCHEDULE

Unit No.	No. of Floors	Gross Internal Area (Sq M)	Gross Internal Area (Sq Ft)
1	1.5	152	1,634
2	1	100	1,081
3	1.5	154	1,659
4	1.5	192	2,062
		598	6,436
Farmhouse	2	160	1,722
Total		758	8,159

COMMUNITY INFRASTRUCTURE LEVY (CIL) & S.106

No CIL payment required or S106 agreement is applicable to the site

GUIDE PRICE

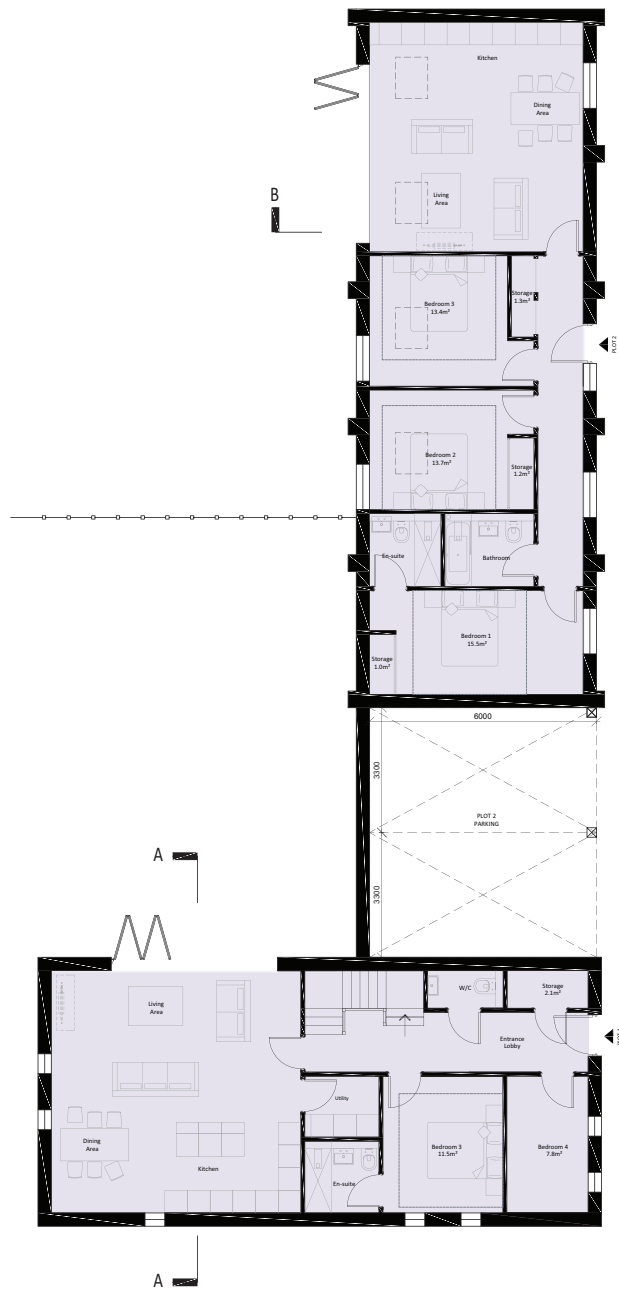
£1,495,000

PLANNING PERMISSION

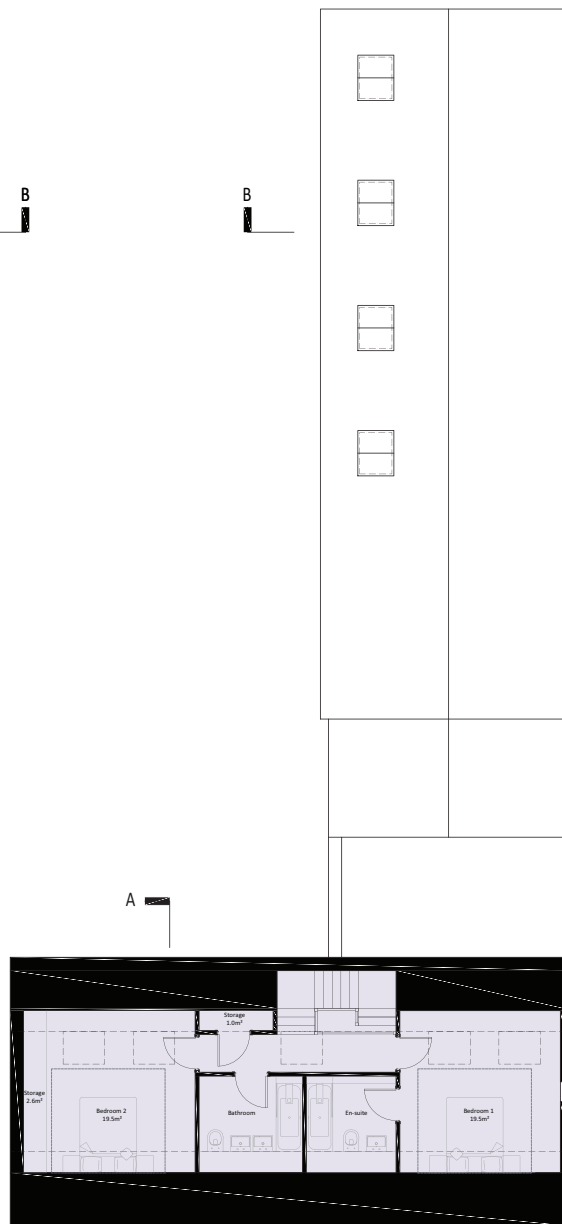
Full planning (reference 23/04190/FUL) has been granted on 16/02/24 by South Cambridgeshire District Council, proposing the demolition of existing agricultural buildings and the construction of four residential barn style dwellings with associated access and landscaping.

The following is a list of notable conditions taken from the planning documents, although the decision notice and full documents should be reviewed for full detail.

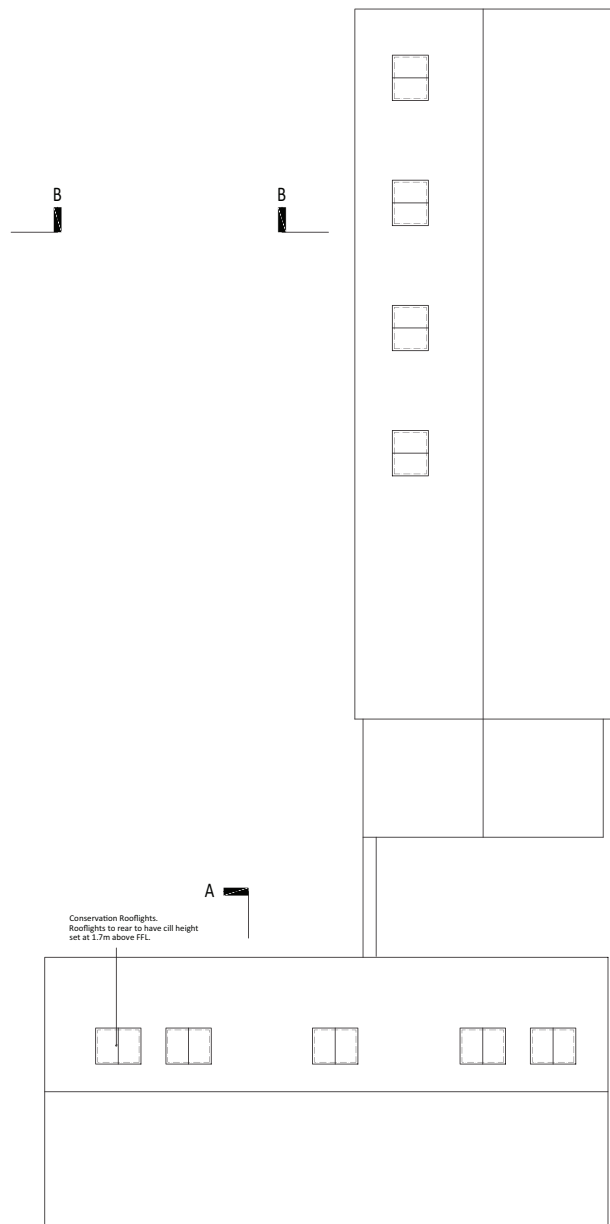
- **Boundary Fencing:** Prior to demolition, details of protective fencing must be approved by the Local Planning Authority (Condition 3).
- **Hard and Soft Landscaping:** A detailed landscaping scheme must be submitted and approved before development above ground level (Condition 4).
- **Biodiversity Enhancement:** A scheme must be submitted to enhance biodiversity, including bird boxes, habitat provision, and hedgehog access (Condition 5).
- **Boundary Treatments:** Plans for boundary treatments, excluding some areas, must be approved before development above ground level (Condition 6).
- **External Materials:** Details and samples of external materials, including brickwork, must be approved (Condition 7).



GROUND FLOOR



FIRST FLOOR



ROOF PLAN



BOUNDARIES

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

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.

LOCAL AUTHORITY

South Cambs District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge CB23 6EA

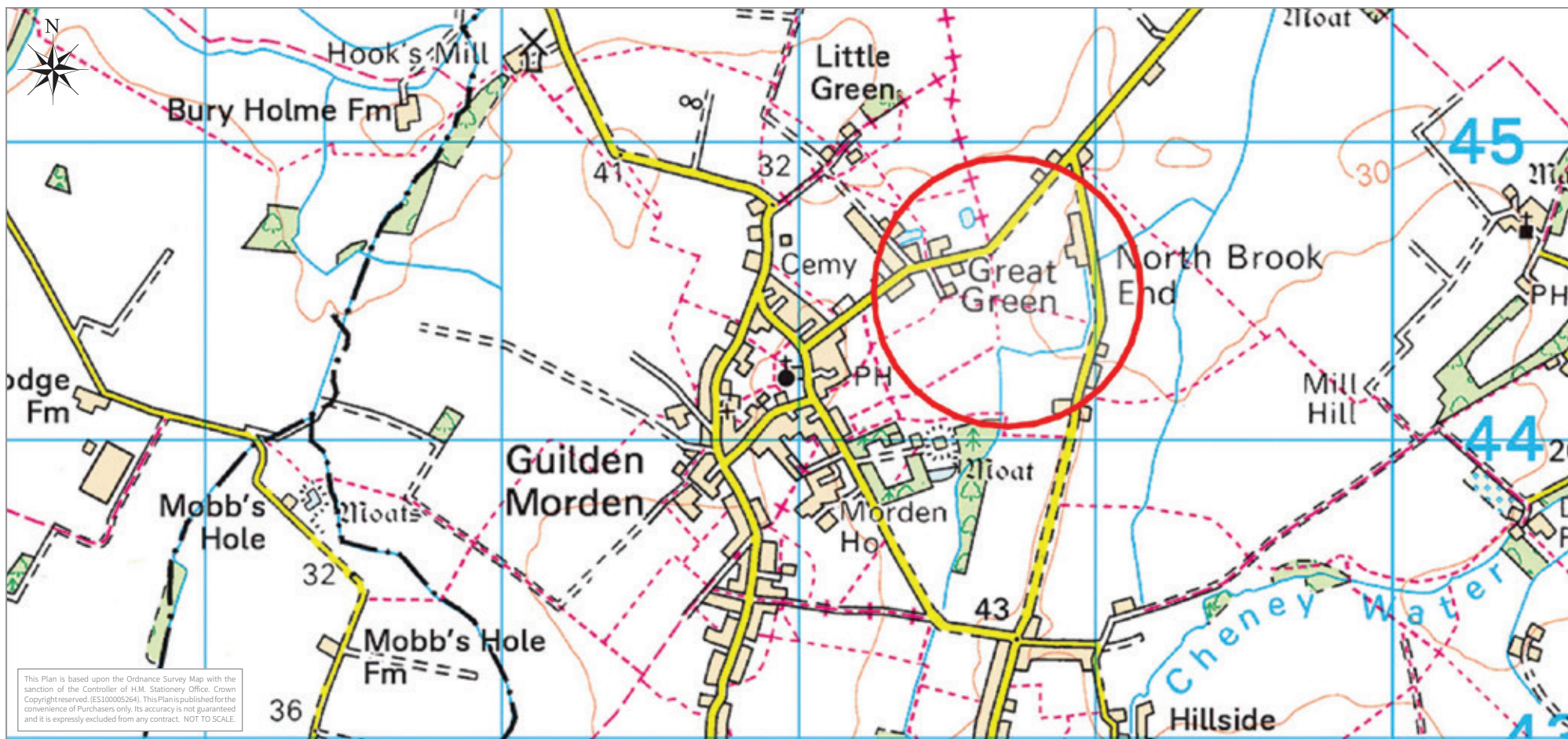
WHAT3WORDS

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HEALTH AND SAFETY

Neither the seller or the agent is responsible for the safety of those viewing the plot and accordingly those viewing the plot, do so at their own risk.





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 Basic 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 April 2025. Brochure by wordperfectprint.com.

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