

# FOR SALE or TO LET

## Barns off Pound Green, Guilden Morden, Cambs SG8 0JZ

Two redundant agricultural buildings available for development for employment use (subject to planning) in a rural setting on the edge of the village.

• CAMBRIDGE: 16 MILES • ROYSTON: 10 MILES •



**BARN 1**



**BARN 2**



**BARN 1**

**BRYANT**  
LAND & PROPERTY



# FOR SALE or TO LET:

## Barns off Pound Green, Guilden Morden, Cambridgeshire, SG8 0JZ

### Location and Directions

The buildings are located opposite Willowdale Farm, just off Pound Green on the edge of the attractive village of Guilden Morden.

From the north on entering the village where the road forks with Fox Hill Rd take the right fork into Dubbs Knoll Road which joins Pound Green, go past the school then opposite the Congregational Hall turn right. The entrance to the property is on the right marked with a For Sale Board.

From the south of the village follow the High Street that leads into Pound Green. Just past the bus shelter take the road to the left that will lead to the entrance to the property on the right marked by the For Sale Board.

### Description

The Barns are separately located in a grass paddock area. Access over this area would be provided via a right of way subject to a maintenance contribution.

**Barn 1:** gross external floor area extends to approximately 232 m<sup>2</sup> (2500ft<sup>2</sup>) Comprising a timber frame barn under a pantile roof, with timber boarded and corrugated iron lean- tos on either side. Chalk and earth floor.

**Barn 2:** gross external floor area extends to approximately 40m<sup>2</sup> (431ft<sup>2</sup>) comprising Timber boarded shed under corrugated tile roof and solid floor, with double timber doors.

### Planning

The property lies in the area covered by South Cambridgeshire District Council. Potential purchasers must satisfy themselves on all planning and potential planning for the site.

### Tenure and Possession

The property is freehold with vacant possession upon completion.

### Services

Barn 2 has 3 phase mains electricity.

### Footpath

A public foot path runs from the paddock entrance to the corner of building number 1 and beyond. A purchaser would need to divert the path from where it currently cuts through the building. In practice walkers use a different route avoiding the barn itself.

### Wayleaves, Easements, Covenants & Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way, whether or not disclosed. The buildings are for sale subject to a covenant restricting the use for employment purposes only (variation to this could be available by separate negotiation)

### Local Authority

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

**Telephone:** 0345 045 5215

### Safety

All viewers should be as vigilant as possible when inspecting the site for their own personal safety, especially in the vicinity of the buildings.

### Plans, Areas and Schedules

These are based upon the Ordnance Survey National Grid and are for reference only. The purchaser(s) will be deemed to have satisfied themselves of the land as scheduled.

### Terms

The barns are offered as a whole or in two lots on flexible terms for sale or to rent where expressions of interest are invited for any Employment uses as stated earlier in these particulars. The terms will take into consideration the conversion costs whether as a tenant or purchaser.

### VAT

In the event that Value Added Tax becomes payable in respect of the property, or assets sold to the purchaser(s) in addition to the consideration, will pay the vendor the full amount of such Value Added Tax.

### Viewing

All viewing will be strictly by appointment only through Bryant Land and Property.

### Contact

Jim Bryant at Bryant Land and Property

**Tel:** 01223 842675

**Email:** jim@bryantlandandproperty.com

**Address:** Manor Farm, Manor Rd, Little Shelford, Cambridge, CB22 5HF

### Agents Notes

Bryant Land and Property, for themselves and for the sellers of this property, whose agents they are, give notice that:

- 1) The particulars are set out as a general outline only and for the guidance of intended buyers and do not constitute nor constitute part of an offer or contract.
- 2) All descriptions, dimensions, references to conditions, necessary permissions of use and the occupation and other details are given without responsibility and any intending buyers should not rely on them as a statement or representations of fact, but must merely satisfy themselves by inspection or otherwise as to the correctness of each of them.
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