



Development Opportunity

Priory Farmyard, Factory Road, Burwell

Guide Price £700,000

LACY SCOTT
& KNIGHT

est. 1869

Development Opportunity

Factory Road | Burwell | CB25 0BW

Newmarket 7 miles, Ely 10 miles, Cambridge 13 miles

Prior approval granted for 5 dwellings in a sought after location. The development is located on the outskirts of Burwell, with far reaching countryside views and excellent links to Wicken Fen.



The Property

Two barns located on the outskirts of Burwell, with prior approval for 5 dwellings. The indicative plan shows the gross internal area for all dwellings to be approximately 595m² (6404ft²). The total site area included in the sale extend to 0.75 acres (0.3ha) s.t.s.

The Gross internal area for each property is as follows:

Dwelling	Area (m ²)
Dwelling 1	99.37
Dwelling 2	142.40
Dwelling 3	142.40
Dwelling 4	142.82
Dwelling 5	68.18
Total	595.17

The Site

The site forms part of Priory Farmyard, the site included two agricultural buildings and is located close to agricultural land as well as areas of Fenland owned and managed by the National Trust.

Location

The development is located to the north west of Burwell. Burwell benefits from a number of local services. The village itself is placed north of the A14 Truck Road approximately 13 miles from Cambridge and 4 miles north west of Newmarket.

Planning Permission

Prior approval was granted on 2nd July 2022 for Class Q:- Agricultural buildings to five dwellings. The permission was granted in accordance with documents submitted under application reference: **22/00257/ARN**. These documents can be viewed online via The East Cambridgeshire District Council search. This can be accessed at <https://pa.eastcambs.gov.uk/online-applications/>

Services

No detailed investigations have been made in to services. Any prospective purchasers must rely on their own enquires on respect of proximity and capacity of services.

Access

Access is provided off Fen Drove, Burwell, CB25 0BW.

Method of Sale

The development offered for sale as a whole by private treaty.

Local Authority

East Cambridgeshire District Council
The Grange, Nutholt Lane, Ely, CB7 4EE

Directions

From Newmarket head north on the A142, Fornham Road, continuing got around 5 miles. At the roundabout take the first exit to B1102 Station Road and continuing on to Ness Road. Take a right turn on to Toyse Lane at the end of the road, turn right onto North Street and then left on to Dyson's Drove. Follow this road for approximately 1.5 miles and the development is at the end of the road, to the lefthand side of the farmyard.

CIL

The Buyer will be responsible for CIL (Community Infrastructure Levy)

Agents Notes

The Buyer will be responsible for installing and maintaining a stock proof fence a minimum of 1.5m high adjacent to the Sellers retaining land.

Viewing / Further Information

Strictly by prior appointment only. To arrange a viewing or for further information please contact:

Annie Jones MRICS on 01284 748 611 or ajones@lsk.co.uk



Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices

Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.



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