



Potential Residential Conversion of former Agricultural Barns

Wrestlingworth

Offers in Excess Of £600,000

- Potential Residential Development Site
- Former Agricultural Barns
- Available on a Subject to Planning Basis
- All Utility Services Available Except Gas
- The Land / Property is Available Freehold
- Village Location
- Easy Access to Biggleswade Railway Station
- Easy Access to the A1



"POTENTIAL RESIDENTIAL DEVELOPMENT SITE"

comprising former agricultural barns at Water End Farm, Water End, Wrestlingworth, Bedfordshire. Available on a subject to planning basis. Approximately 0.4 Acre.

Located to the south of the village of Wrestlingworth, six miles from Biggleswade with its main line railway station which has frequent trains to London Kings Cross taking approximately 45 minutes. Biggleswade also provides access to the A1 and trunk road network. Wrestlingworth is also only 17 miles by road from the centre of Cambridge.

PLANNING

The barns are available on a subject to planning basis. The last use of some of the barns was agricultural, they haven't been used as such or been part of an agricultural holding for some time therefore the Permitted Development route for the conversion of agricultural barns to residential is not available.

SERVICES

The adjacent properties are connected to mains foul drainage with surface water discharging to local ditches. All utility services except gas are available to the site, we would suggest that any prospective purchasers should satisfy themselves with respect to availability and cost of connections.

TERMS

The purchaser is to exchange conditional contracts within 28 days from the date their solicitors receive the draft contract paperwork.

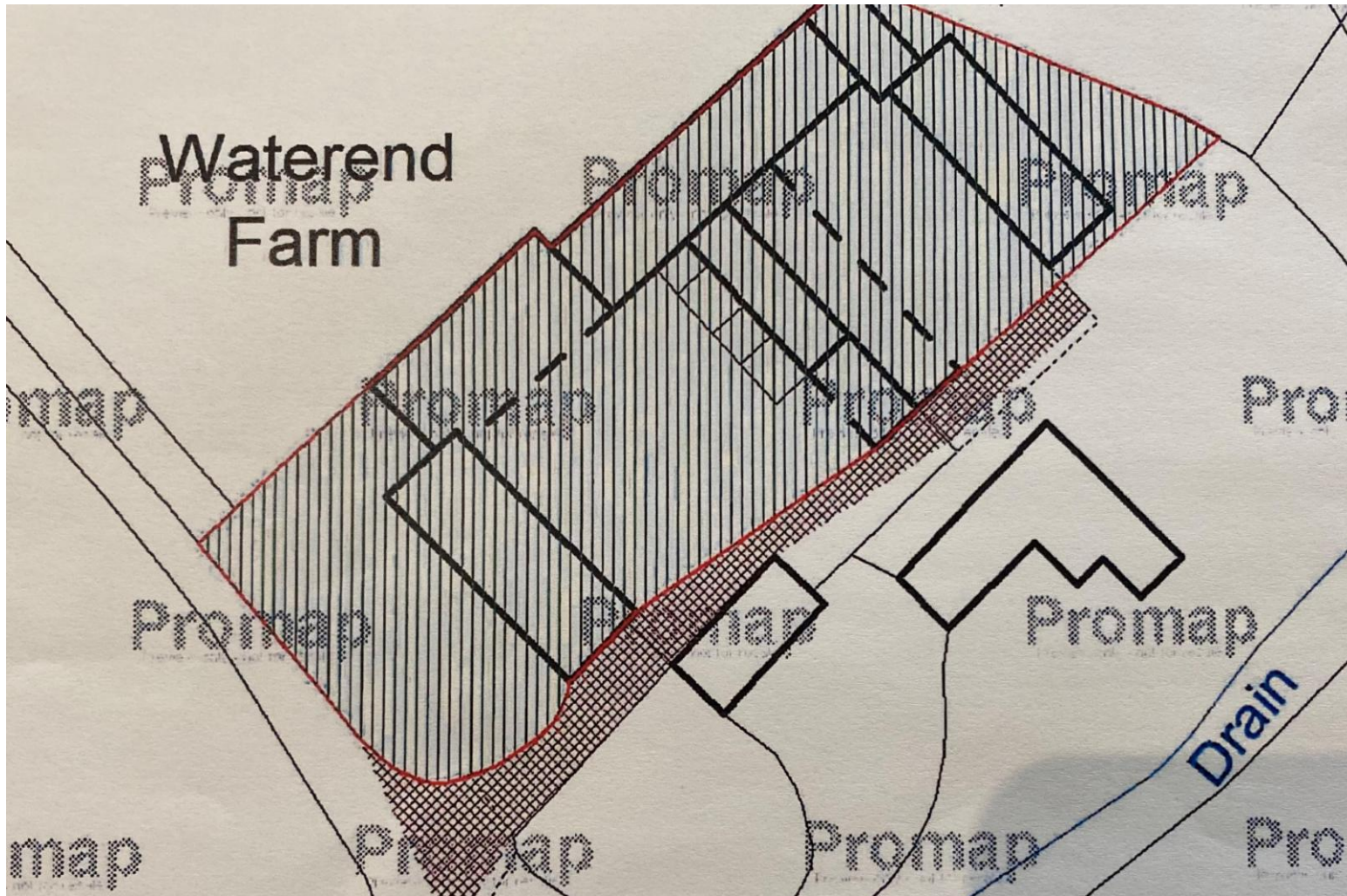
The purchaser is to submit a planning application with 28 days of exchange of contracts.

Legal completion to take place within 28 days of receipt of a planning approval.

AGENTS NOTES

Upon acceptance of an offer, the purchaser is to pay a 1.00% non-refundable deposit, this amount will be deducted from the final sales price when the sale completes. The purchaser is also responsible for the seller's legal fees.





COUNCIL TAX BAND

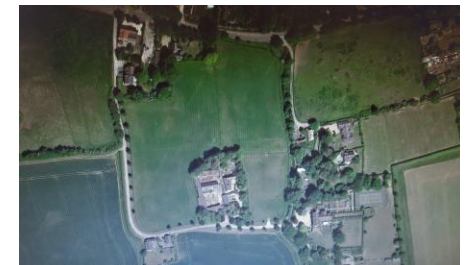
Tax band

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



OFFICE

10 Market Square
Potton
Bedfordshire
SG19 2NP

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.