



Plot 1, Adjacent The Old School, Barway Road, Barway, Ely, Cambs, CB7 5UB **Guide Price £225,000.**

Excellent opportunity to acquire a single building plot of approximately 0.14 acres (stms) in the heart of this small hamlet. One of three plots available. Full planning has been approved for the erection of a detached 4-bedroom home of circa 1600 sq feet with a double garage and parking.



Barway

Barway is a small Hamlet in a no through road location, nestled in open countryside midway between Soham and the City of Ely. It has recently expanded due to the erection of a few individual executive new homes and is much sought after.

Tenure & Possession

The site is for sale Freehold and with vacant possession.

Planning

Full planning was granted by East Cambridgeshire District Council in April 2020, (which has been implemented) under ref 20/00203/FUL. Further approvals can be found on the council website or from the seller's agent under references 16/00701/FUL & 20/00203/DISA. There are conditions attached to the planning, although some have been discharged by the seller.

Planning has been implemented and confirmed from East Cambridgeshire District Council Building Control

The garage construction will be of lightweight design to comply with archaeological requirements.

Each plot is marked onsite by stakes/ropes for guidance only.

Method of Sale

The plot is for sale by Private Treaty

OFFERS

Offers are invited for the freehold purchase of the site. all offers will need to be confirmed in writing to the seller's agent and include the following:

- 1 - Any proposed conditions attached to the offer.
- 2 - Proof of funding.
- 3 - Timescales for proposed exchange and completion.
- 4 - Proof of ID.
- 5 - Details of solicitors to be instructed on the purchase.
- 6 - Confirmation that a 10% deposit will be paid on exchange.

Restrictive Covenants

We are not aware at this time of any restrictive covenants on the site, but prospective buyers must confirm this for themselves via their legal representatives before committing to the purchase.

Services

All prospective buyers are to make their own enquiries as to the location and provision of services which we believe are readily available. It is expected that a bio treatment plant will be required.

Wayleaves, Easements & Rights of Way

The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and allotted rights and obligations, easements, quasi-easements and all wayleaves, whether referred to or not in these sales particulars.

Purchasers will be deemed to have full knowledge and satisfied themselves as to the provisions of such matters which may affect the property.

VAT

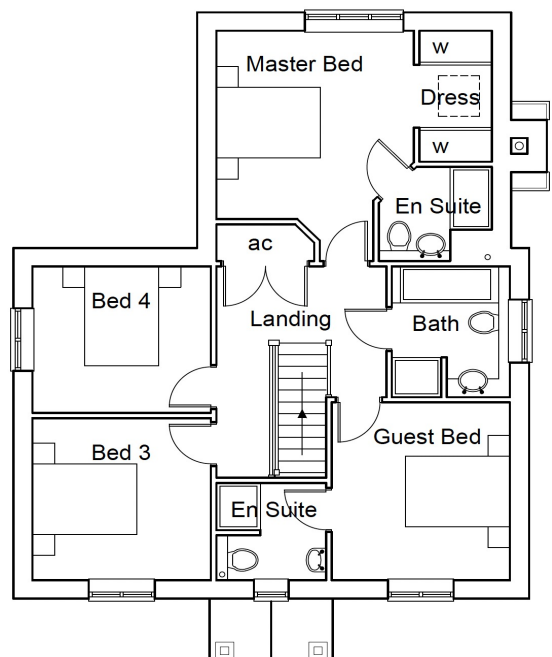
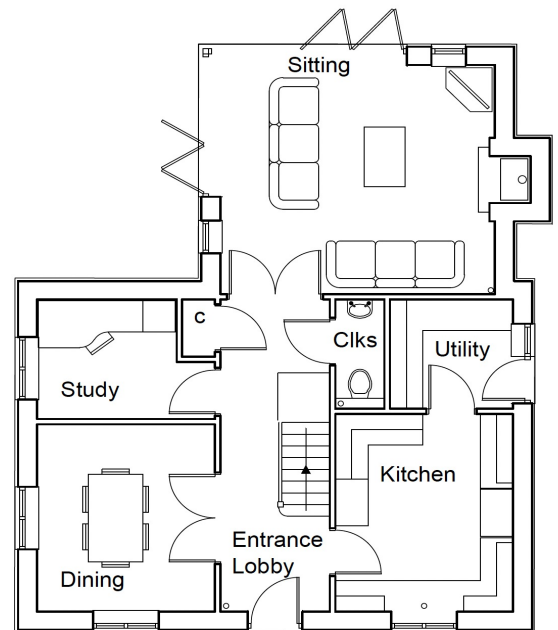
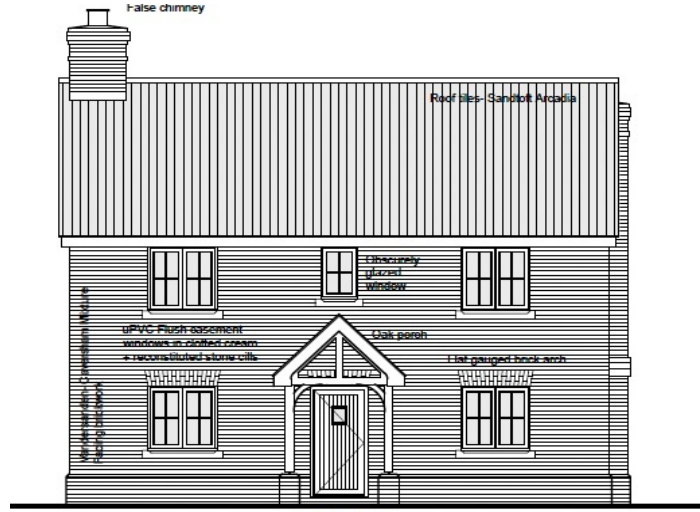
Should any sale of the land or any right attached to it become chargeable for VAT, then such tax will be the liability of the purchaser to settle in addition to the purchase price.

Local Authorities

East Cambridgeshire District Council
Cambridge County Council

Notes

- Whilst the site is visible from the roadside, all viewings are to be agreed via the seller's agent.
- The new-build properties will be served by a shared driveway leading to the garages to the rear and the maintenance of the driveway shall be shared between 4 properties.
- A Community Infrastructure Levy charge is payable, and details can be obtained from The District Council.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.