

# 1 ACRE PLOT WITH PLANNING CONSENT FOR NEW BUILD HOUSE – FREEHOLD FOR SALE



BUNGALOW SITE, POTTON ROAD, GREAT GRANSDEN ST NEOTS, CAMBRIDGESHIRE, PE19 6TZ

- On the instructions of the liquidator of Collings Brothers Of Abbotsley Limited
- Consent for a chalet style 4 bed house with detached garage totalling 3,390 sq ft
- Adjacent industrial site with residential development potential (STP) also available

## THE OPPORTUNITY

A Liquidator has been appointed over Collings Brothers of Abbotsley Limited ('the Company'), in order to facilitate a solvent disposal of the assets, which include:

1. The subject freehold property, as outlined blue on the plan
2. An adjacent industrial site with development potential for residential and other uses (STP), as outlined red on the plan and available for sale via Hilco.
3. The agricultural machinery, equipment and other assets, being sold by Hilco via online auction

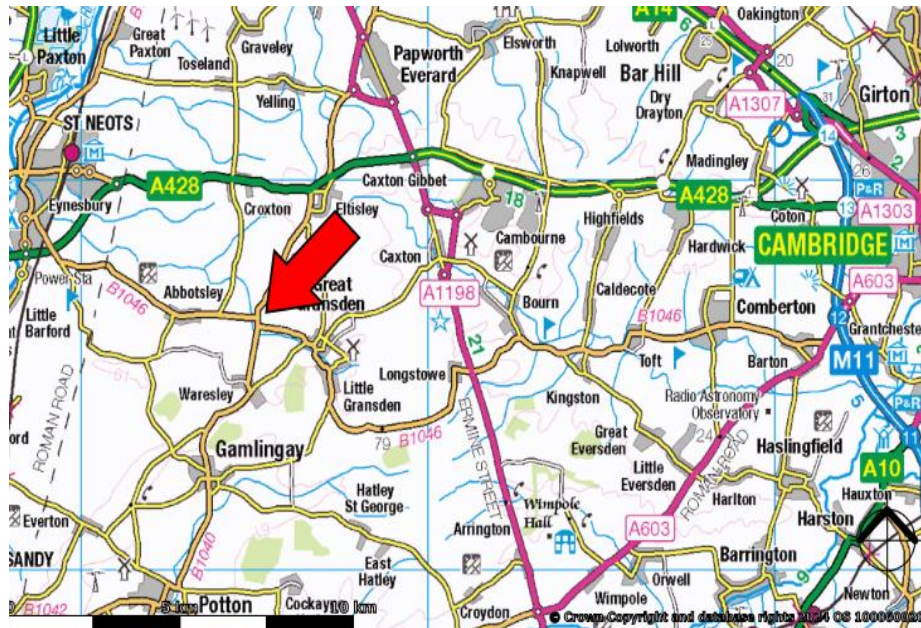
## LOCATION

On the Eastern side of Potton Road (B1040), on the corner of the junction with Meadow Lane, situated between the villages of Abbotsley and Great Gransden, within South Cambridgeshire.

St Neots, located approximately 6 miles to the west via the B1046, offers comprehensive facilities, including a mainline railway station connecting to London St Pancras International. Additionally, Cambridge is approximately 15 miles to the east via the A428. The property offers accessibility to the motorway network, with the M11 at Madingley and the A1 at St Neots both within easy reach.

## SITE AREA

1.031 acres (0.417 ha) as outlined in blue below. The adjacent industrial site (as outlined red) is also available (title to be divided if sold separately).





## THE CONSENTED DEVELOPMENT

The property comprises a dilapidated vacant bungalow on a site of c 1 acre.

Access is via Potton Road along a driveway providing access to the plot, which slopes up from front (west) to back (east). The site is bounded by hedgerows.

The property is in an area administered by Huntingdonshire District Council. Planning consent was granted in May 2022 for the erection of a replacement dwelling and garage totalling 3,390 sq ft, reference no. 21/01755/FUL. See images and plans below and overleaf.

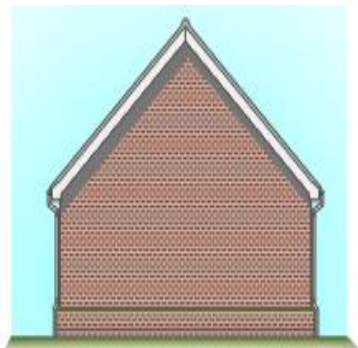
The proposed dwelling is significantly larger than the subject property. It features gables to the front, with a detached double garage and integral carport positioned to the front (south west of the house), providing partial screening for the existing commercial buildings to the south.



FRONT (WEST) ELEVATION



NORTH ELEVATION



WEST ELEVATION

## TENURE

The property is held freehold under two titles, no. CB370266 and the northern part of title no. CB356577 which includes the adjacent Collings Brothers of Abbotsley yard and premises. This title will be divided if the with the sale of the Bungalow and yard are completed to different parties.

## TENANCY

The property is to be sold with vacant possession.

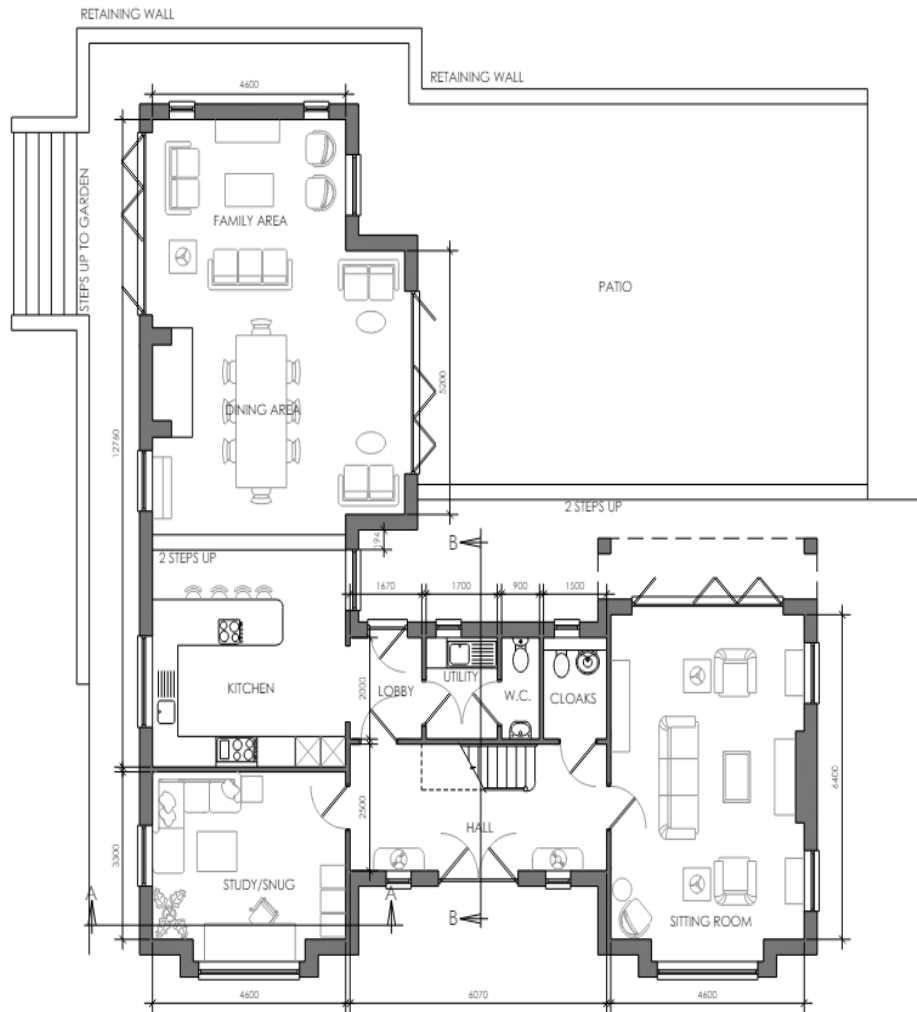
## ADJACENT INDUSTRIAL SITE

The adjacent property, which comprises 25,241 sq ft on a site of 3.3 acres, is also offered for sale via Hilco. The property comprises a range of buildings including a high eaves open plan warehouse, attaching to a retail showroom, various stores, first floor offices and ancillary accommodation, of varying construction. To the rear is a separate detached warehouse/workshop, and there are additional stores and w/c block.

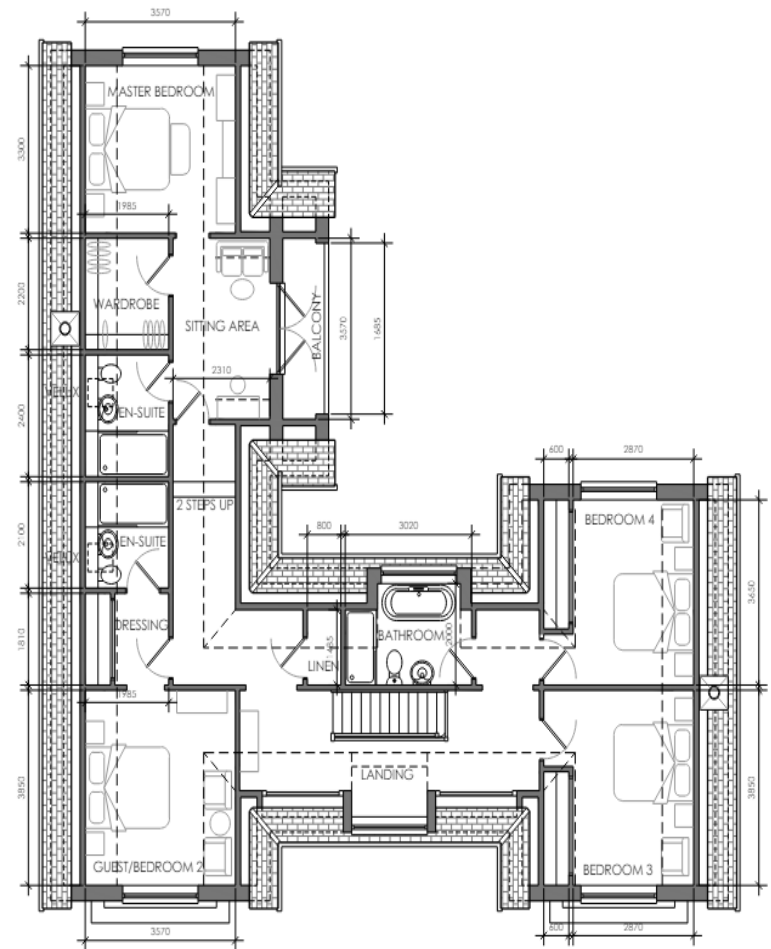
The site has development potential (STP), for residential or other alternative uses. An application to develop the Collings Brothers industrial site for 15 residences was rejected in November 2021 (21/01988/FUL).

Contact the agents for further information.





**GROUND FLOOR PLAN**  
EXTERNAL FOOT PRINT AREA = 170.85m<sup>2</sup>. (1839sq.ft.)  
GROSS INTERNAL FLOOR AREA = 258.30m<sup>2</sup>. (2780sq.ft.)



**FIRST FLOOR PLAN**

## EPC

Additional information is available in the data room.

## LEGAL COSTS

Each party is to bear their own legal costs.

## SALE PROCESS

It is intended that the property will be sold by way of private treaty.

The liquidator is not bound to accept the highest, or indeed any offer received.

## TERMS

Offers are invited for the freehold interest either in isolation, or to include the adjacent industrial site.

## FURTHER INFORMATION / DATA ROOM

Additional information is available in the data room. Access will be provided on request.

## VIEWINGS

Strictly via the sole agents, Hilco Global Real Estate Advisory.



## CONTACTS:

For further information please contact:

Will Garrood

+44 (0)7720 160361

[wgarrood@hilcoglobal.eu](mailto:wgarrood@hilcoglobal.eu)

Ed Jeffery MRICS

+44 (0)7923 221 212

[ejeffery@hilcoglobal.eu](mailto:ejeffery@hilcoglobal.eu)

Nick Hughes MRICS

+44 (0)7979 541238

[nhughes@hilcoglobal.eu](mailto:nhughes@hilcoglobal.eu)

May 2024