



01480 598863 | [anna.ellerbeck@brown-co.com](mailto:anna.ellerbeck@brown-co.com)



## **FORMER PAPWORTH PRIMARY SCHOOL**

Ermine Street North, Papworth Everard, Cambridgeshire, CB23 3RH

**GUIDE PRICE: £450,000**

- Total Gross Internal Area (GIA) – 258 sq m (2,775 sq ft)
- Total Site Area – 0.33 acres (0.134 hectares)
- Sought After Rural Village Location
- Development Opportunity (Subject to Planning Permission)
- Huntingdon – 6 Miles; St Neots – 8 Miles; Cambridge – 10 Miles



## Papworth

The village of Papworth Everard is located 10 miles west of Cambridge, 8 miles east of St Neots and 6 miles south of both Huntingdon and St Ives. The village offers a mixture of both period properties and more recent developments.

The village offers a wide variety of amenities including a Village Hall, Church, Veterinary Surgery, Doctors, Post Office, Sports Clubs, Primary School, Library, and convenience stores such as a Co-op. Leisure and retail opportunities are well served in the city of Cambridge along with further health clinics, restaurants, and employment opportunities.

Papworth Everard is conveniently located for road links via the A1(M) and M11 (North/South) and A14 East/West with Huntingdon Rail Station approx. 7 miles away and St Neots Rail Station approx. 8 miles away (Peterborough – Kings-Cross).

## The Property

The main building is double height and was built by the Papworth Hall Estate in 1901 to educate the children on the estate. It is of brick construction and was extended throughout the 1900s which added three single storey extensions. There is a detached single storey brick and tiled pitched roof building at the rear of the site which is believed would originally have been a toilet block. The property was most recently used as a county music school (Use Class F1) and has been vacant for several years. The property requires extensive refurbishment and upgrading.

The main building sits centrally and set back from the road with a tarmac playground to the front and rear, with the front previously used as off-road parking. The toilet block is situated along the rear boundary of the site. The site has an established hedge along the road frontage and generally hedges and greenery around the boundaries.

The total site area is approximately 0.33 acres (0.134 hectares).

	Sq M	Sq F
School Building	223	2,403
Toilet Block	35	372
<b>TOTAL</b>	<b>257</b>	<b>2,775</b>

## Planning Permission

The property is located in the Conservation Area. A planning application was made for the site for a conversion and new build scheme providing 6 x smaller dwellings in 2017. The plans provided for conversion of the main building to 4 x two-bedroom two storey houses, demolition of the toilet block and construction of 2x new one-bedroom bungalows. The application was withdrawn by the applicant which we believe may have been down to the level of development proposed.

It is considered the property offers scope for re-development including residential use (subject to planning), perhaps with a varied scheme and a slightly reduced number of larger dwellings, possibly a conversion of the main building into a row of three houses and a single bungalow at the rear, or even one impressive single dwelling.

## Access

Access is directly off Ermine Street which is believed to be an adopted highway.

## Services

It is understood power, water, foul drainage, and telecoms are available and connected to the property. Prospective purchasers should satisfy themselves as to the availability and adequacy of the supplies by making their own enquiries to the relevant service company/authority.

## Information Pack

A Development Information Pack is available upon request containing relevant planning history documents, reports, plans and other relevant information.

## Rights, Easements and Restrictions

The property is sold subject to and with the benefit of all public rights and private rights of way, light drainage, overhead cable, and other easements and restrictions or obligations that exist whether the same are described in the particulars.

## Community Infrastructure Levy (CIL) & S106

South Cambridgeshire District Council are not a CIL charging authority and there would be no CIL payment due on a development to residential use. It would not be expected for there to be S106 on a conversion development at this scale, although buyers should satisfy themselves.

## VAT

It is understood VAT is not payable on the sale. However, if the sale of the land or any rights attached to it become chargeable for VAT this shall be paid by the purchaser.

## Method of Sale

The property is for sale by Informal Tender and offers for the property should be submitted by 12pm Friday the 14<sup>th</sup> of July.

Prospective purchasers should note that the vendor will be seeking to exchange contracts within 30 working days.

## Boundaries

The buyer will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundaries.





## What3words

////////rejoins.remainder.painting

## Health and Safety

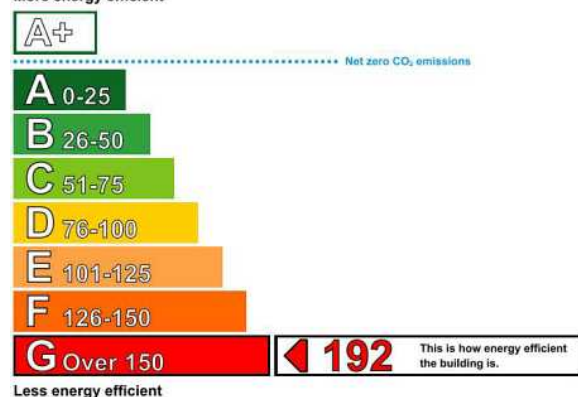
Neither the seller or the agent is responsible for the safety of those viewing the plot and accordingly those viewing the plot, do so at their own risk.

## Local Authority

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

## EPC Rating

More energy efficient



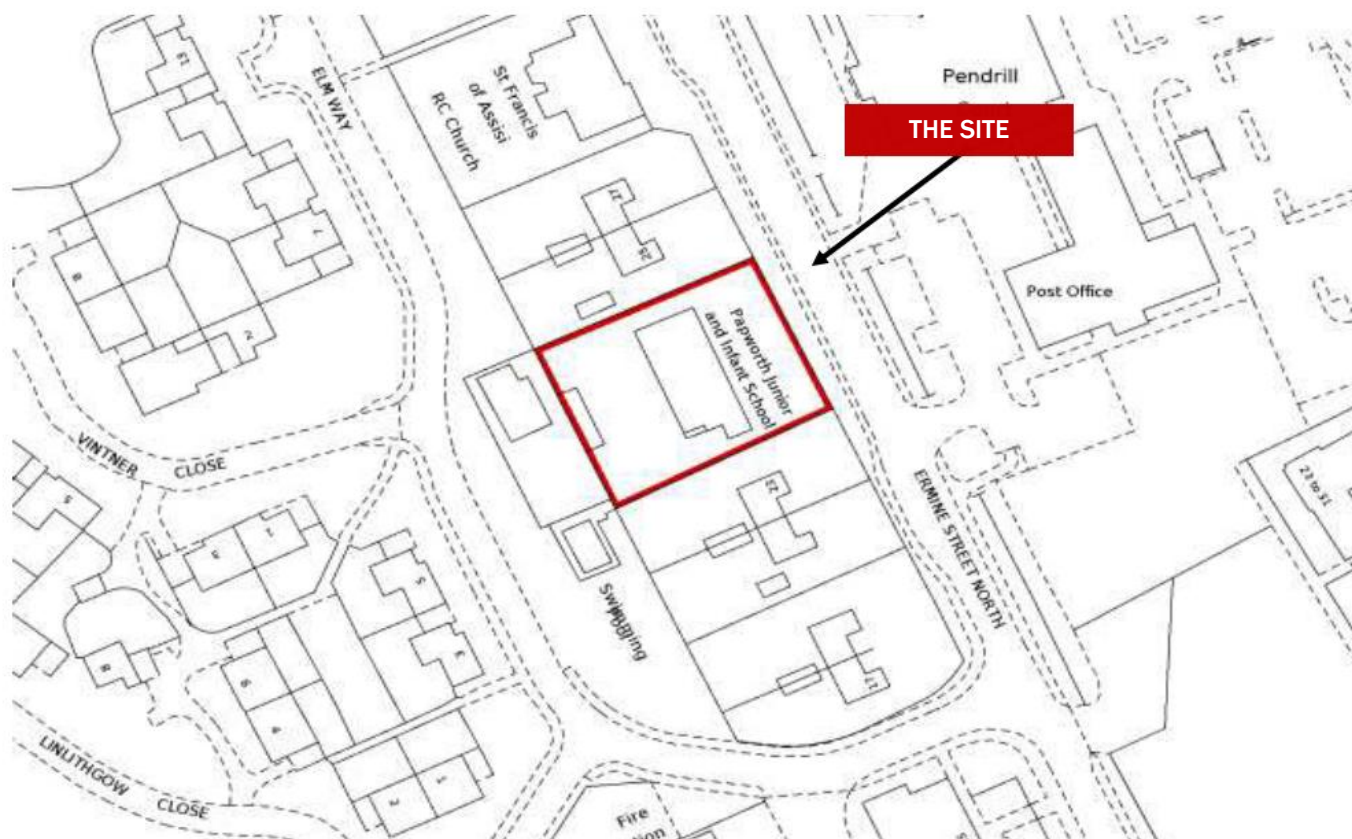
## Viewing

Viewings will be **strictly by appointment only** via the Selling Agents.

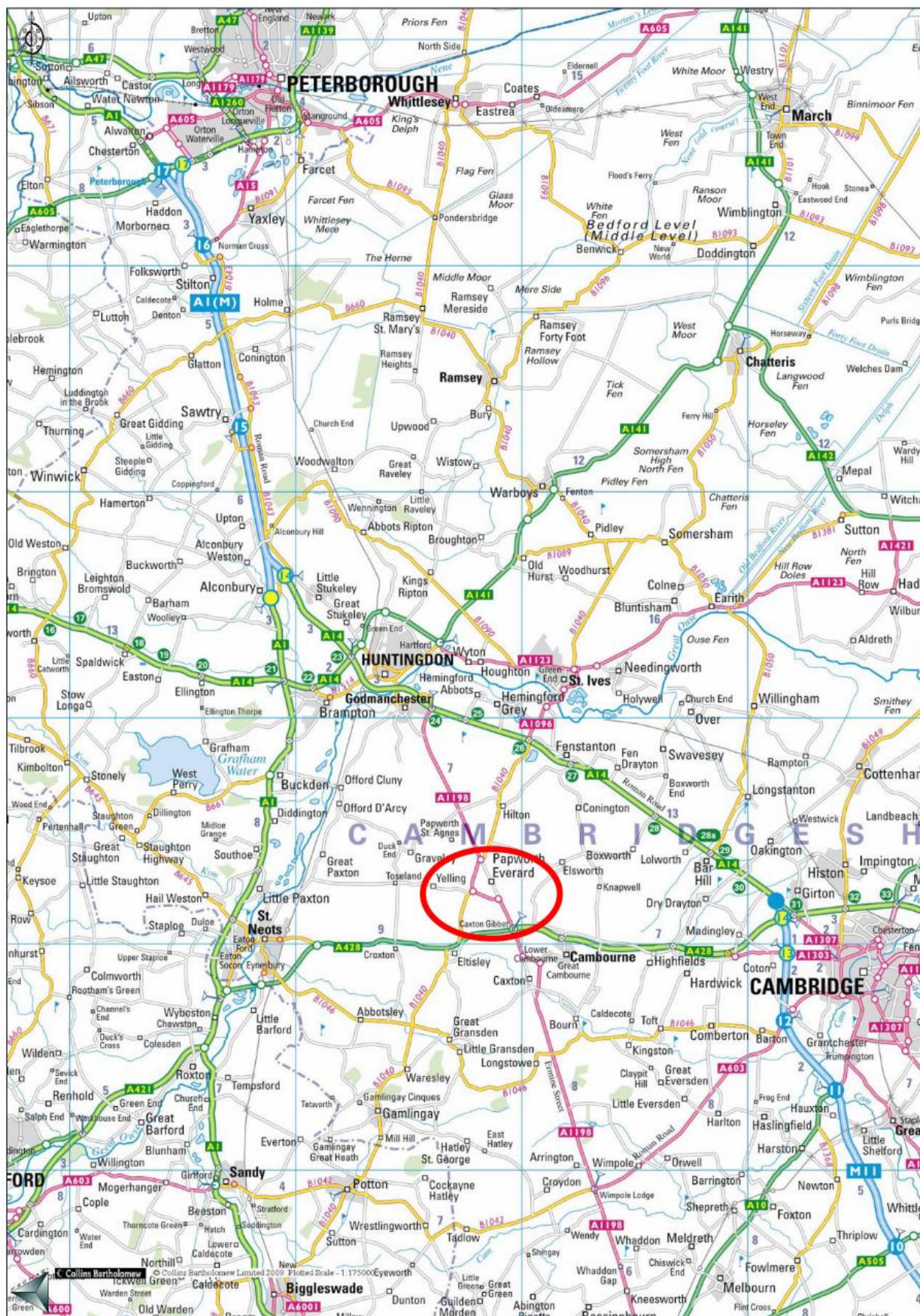
Simon Harvey  
Tel: 01480 213811  
Email: [simon.harvey@brown-co.com](mailto:simon.harvey@brown-co.com)

Anna Ellerbeck  
Tel: 01480 598863  
Email: [anna.ellerbeck@brown-co.com](mailto:anna.ellerbeck@brown-co.com)









**IMPORTANT NOTICES** Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St George's St, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092.