



FORMER AGRICULTURAL BARN COMPLEX

CAMPS END
CB21 4TR

Set in a tranquil location

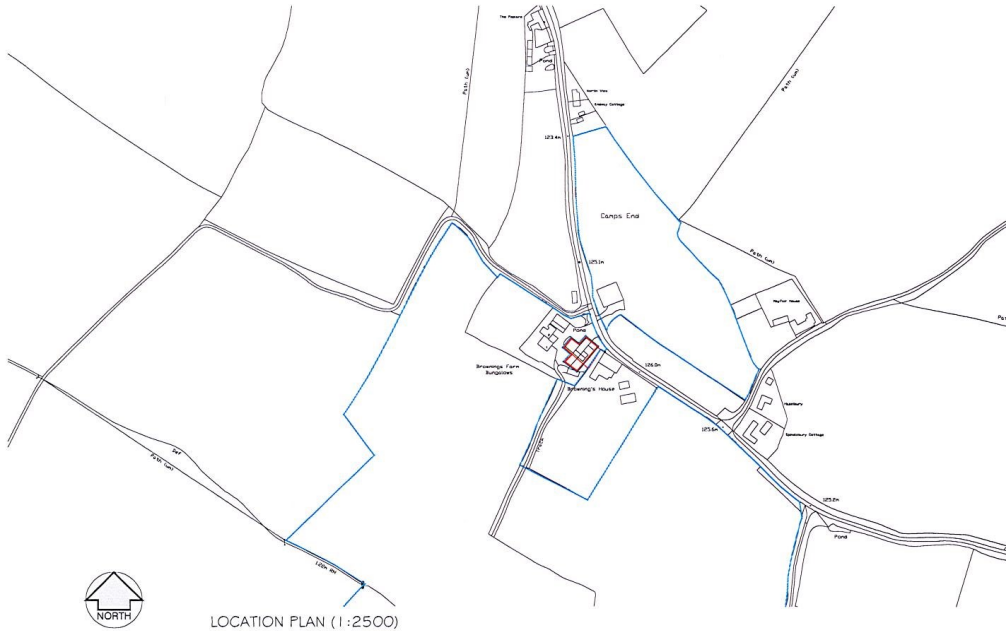
Floor area of 3,433 sq.ft.
(319 sq.m.)

To let or for sale
on a
commercial basis

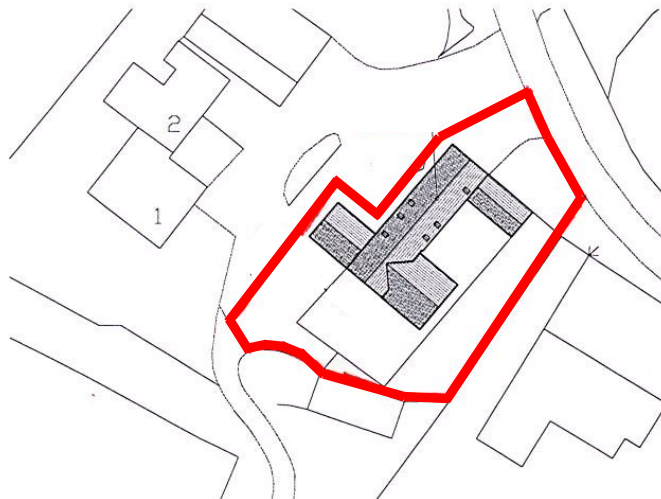
Directions

Proceed from Saffron Walden on the Ashdon Road, through the centre of the village and take the second right hand turn to Steventon End. After about one mile at the top of the hill turn right. Turn right again at the crossroad junction after $\frac{1}{4}$ of a mile, and then immediately right again. Follow this road through Camps End and the barn will be found on the right-hand side marked *Brownings Farm* after a further $\frac{1}{2}$ mile.

**The Old Barn Complex
Brownings Farm
Camps End
Cambs.
CB21 4TR**



LOCATION PLAN (1:2500)



BLOCK PLAN (1:500)

Note

Services are untested and no warranty is given that they are operable.
Plans are not to scale and are for identification only.
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Overview

The barn complex comprises a range of former agricultural buildings, predominantly of Victorian origin, now deemed redundant for farming purposes, comprising a floor area of 3,433 sq.ft. (319 sq.m.).

The barns require upgrading and modernisation generally but are specifically targeted to commercial users who could conceivably require space for storage, such as B8 warehousing, BI light industrial or office use. Alternatively possibly even holiday lets, equine use or the same. It is **strongly** recommended that any interested parties make their own enquiries to satisfy themselves that the proposed use is permissible with South Cambridgeshire District Council planning department.

The preference is to lease the properties in order to provide an income but consideration would be given to sale of the freehold. Disposal as a whole will only be entertained.

The prospective purchaser would also be required to demark and fence boundaries adequately to the vendor's satisfaction to the perimeter of the site marked in red on the plan.

Services

There is a mains water standpipe to the rear of the property and mains electricity connected. Use would be subject to check meters or similar being connected though separate supplies are preferred. There is a septic tank which services the adjacent properties but it is not thought there is sufficient capacity to accommodate a further holding. Therefore the user would be required to make their own arrangement in this respect.

Price

Comprises three principal buildings to let at £18,000 per annum or freehold for sale £400,000.

Viewing

Strictly by appointment via the selling agent, Snow Walker.