



TO LET / FOR SALE: Agricultural Barns & Yard

Lordship Farm
Commercial End
Swaffham Bulbeck
Cambridgeshire
CB25 0ND

0.25 hectares (0.61 acres)

- Offered on a new direct lease or for freehold sale
- Situated less than 5 miles from J.35 of the A14
- Substantial existing building footprint of approximately 14,125 sq ft (1,312.24 sq m)

Location

The property is situated at Commercial End, within the village of Swaffham Bulbeck, a small village on the B1102 Cambridge to Mildenhall Road. The village benefits from a range of basic amenities including a public house and village shop.

The property is situated less than 5 miles from national transport links at J.35 of the A14. Access to the M11 is best sought via the A11, which is accessed at Great Wilbraham. The city of Cambridge is less than 7 miles away.

Description

The property comprises a farmyard and agricultural buildings consisting of a mixture of specifications:

Buildings 1 and 2 comprise a pair of linked steel portal framed buildings with rounded roofs. The buildings are clad with steel sheets and were last used for crop storage.

Buildings 3, 4 and 5 are of a brick construction with a slate roof.

Building 6 comprises an open fronted steel portal framed covered yard with a roof.

Building 7 comprises an L Shaped single storey range of buildings which are of a brick construction and have been sub-divided with partition walls.

Externally there is an area of concrete paved farmyard which could be landscaped to provide facilities for car parking.

The property is accessed via Commercial End, off the B1102.

Accommodation

The property comprises an approximate site area of 0.61 acres (0.25 hectares).

	Sq M	Sq Ft
Building 1	390.33	4,202
Building 2	271.22	2,919
Building 3	120.73	1,300
Building 4	91.78	988
Building 5	45.25	487
Building 6	231.00	2,486
Building 7	161.97	1,743
Total	1,312.29	14,125

Planning

The subject property forms part of an agricultural property and has historically been used for storage and agricultural purposes. There is no formal planning consent in place for commercial uses.

Adjacent to the subject property is Lordship Farmhouse, a Grade II Listed property.

The subject property is situated within the Swaffham Bulbeck conservation area.

Interested parties are recommended to make further enquiries of East Cambridgeshire District Council Planning Department by contacting 01353 665 555.

Uniform Business Rates

This property is exempt from a ratings assessment under the current permitted agricultural use.

EPC

The property requires an EPC assessment.

Terms

The property is available by way of a new direct lease, or a freehold sale. For further information, please contact the agent.

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Luke Davenport

Tel: 01223 271 974

Email: luke.davenport@cheffins.co.uk

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