



Barn on land opposite

23a, Pound Green, GULDEN MORDEN,
Hertfordshire, SG8 0JZ

Freehold Guide Price £400,000

country
properties

** Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid Guide Price £400,000 **

Detached, timber framed, barn for conversion into a four-bedroom dwelling with planning already approved. The plot size is approx. 0.18 acre.

- Planning reference: 20/3801/FUL South Cambridge District Council
- Plot approx. 0.18 acre
- Consisting of two storey central section 14.9m x 5.9m (1892 Sq Ft) with additional lean to
- Attractive beams including feature king post trusses
- Tucked away, quiet location overlooking farmland
- 4.2 miles to Ashwell & Morden Train Station (as per google maps)
- All pre construction planning conditions have been discharged
- Building regs have been satisfied and certificate awarded
- The build has commenced with circa 50% demo complete and some footings installed to preserve planning expiration date

Guilden Morden

Guilden Morden is surrounded by open countryside/arable land offering a network of footpaths and bridleways ideal for walking and observing the local wildlife. The village benefits from two public houses, one of which is community owned and offers a varied food menu for both lunchtime and evening dining. The community pub also hosts community events such as a monthly market and talks. Guilden Morden also has a village hall, recreation ground and parish church. There

are numerous local clubs offering various activities such as football, cricket, cycling within the village and surrounding area. For the golf enthusiast there is also a premium golf club offering two 18 hole courses less than 5 miles away. Nearby there are farm shops, butchers, post office, GP surgeries and dentists. The nearby towns of Baldock, Biggleswade and Royston give access to supermarkets, high street brand stores, weekly markets, cafes and a wide range of sports and leisure facilities.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order



that all matters can be dealt with effectively. The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

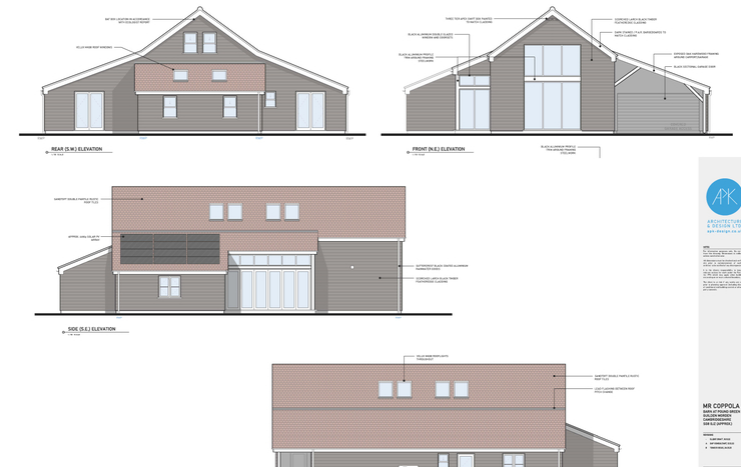
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

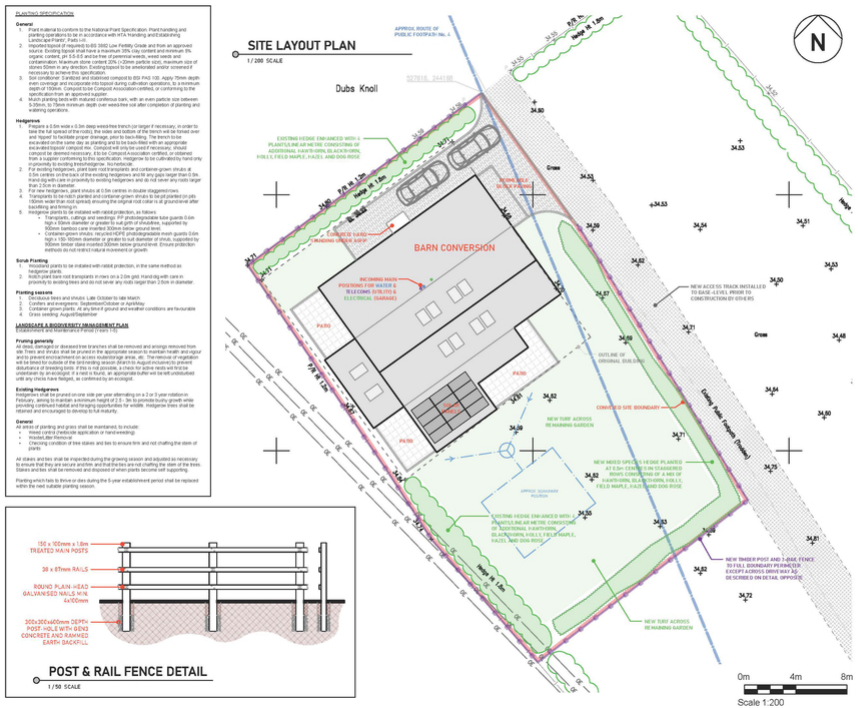
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



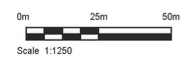


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Scale 1:1250



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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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