



## **DEVELOPMENT OPPORTUNITY**

**Barn B, Pound Green,  
Guilden Morden, Royston  
Hertfordshire SG8 0JZ**

**Guide Price  
£350,000**

**Viewing by appointment only  
Call The Letting Quarter 01462 441234**



# Pound Green, Guilden Morden



**An exclusive plot situated in a tucked away location on the outskirts of Guilden Morden, a highly regarded village in South Cambridgeshire. With prior approval for the change of use of agricultural building to a detached 2 bedroom dwelling, the house will be set in its own grounds with additional agricultural land totalling approximately 1 acre (entire plot) with views over open countryside.**





## Location

**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. There is also a village hall, recreation ground and parish church.



# Location & Site Plan

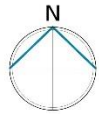


This drawing is a print and must not be scaled from. Also only use a metric and metric of measurements on site before proceeding with the works, any queries regarding areas, levels or dimensions must be referred back to R&B Design Services Ltd. All dimensions of existing buildings to be verified on site.

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All design and construction is to be in accordance with the Construction Design and Management (CDM) Regulations 2007, and the guidance.

Scale bar (m) 1:250



1	16/10/2019	Finalised access to site	MR
2	18/06/2020	Finalised access to site	MR
3	18/06/2022	Access to site	MR
4	18/06/2022	Access to site	MR
5	18/06/2022	Access to site	MR

**FOR PLANNING**



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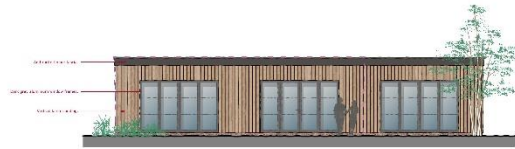
**PROJECT:**  
 Barn B; Land at Willow Barn  
 Pound Green  
 Guilden Morden  
 Cambridgeshire, SG8 0JZ  
**Drawing Title:**  
 Proposed Site Plan

**Scale:** 1:250 @ A3  
**Date:** 22/168  
**Author:** rda  
**Date:** June 2022

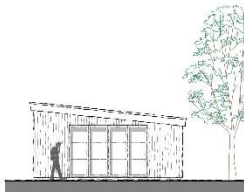
**Reference:** **PL14** **D**  
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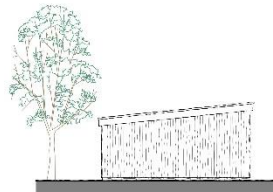
# Proposed Elevations



Proposed East Elevation  
Scale 1/8" = 1'-0"



Proposed North Elevation  
Scale 1/8" = 1'-0"



Proposed South Elevation  
Scale 1/8" = 1'-0"



Proposed Section  
Scale 1/8" = 1'-0"



Existing West Elevation  
Scale 1/8" = 1'-0"

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b b r

CIAT CONSULTANTS

PROJECT  
Darr D. Land at Willow Bend  
Forest Colony  
Garden's Housing  
Carr's Meadows, S28-012

DATE  
1/11/18

NAME  
Proposed Elevations

SCALE  
1/8" = 1'-0"

DATE  
March 2012

PL16

# House Plans



Proposed Ground Floor Plan

Scale 1:100



Proposed Roof Plan

Scale 1:100

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Scale bar (m) 1:100



Edg

--- --- Outline of extent permitted



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Location:

Barn B; Land at Willow Barn  
Pound Green  
Gulden Morden  
Cambridgeshire, SG8 0JZ

Drawing No:

Barn B  
Proposed Floor & Roof Plan

Scale:

1:100  
© A3

File No:

22168

Drawn/Check:

rda

Date:

May 2022

Drawing No:

PL15

Block:

-

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# Planning Permission

- Application number: 23/04728/FUL

For full details visit Greater Cambridgeshire Shared Planning  
<https://shorturl.at/bi2pg>