



RESIDENTIAL DEVELOPMENT SITE
.49 HECTARE (1.2 ACRES)
Land South of 119 -139 Main Street
Yaxley, nr Peterborough

Ibbett Mosely

**Jolliffe
Daking**

For Sale

YAXLEY, NR PETERBOROUGH

Land South of 119 – 139 Main Street

RESIDENTIAL DEVELOPMENT SITE .49
HECTARE (1.2 ACRES) IN THIS
FAVOURED VILLAGE

Description

This is a generally level site with vehicular access to Askews Lane and pedestrian access to Main Street.

Yaxley is a large and popular village convenient to Peterborough and the transport network.

It has a good variety of village facilities including convenience stores, churches and a health centre.

Planning consent

Planning consent was confirmed by a notice dated 30 June 2015 under reference application no. 14/01547/OUT for residential development. The application was in outline and details of appearance, landscaping, layout and scale are to be submitted. A copy of the consent is available at the offices of Jolliffe Daking

It may be of assistance to purchasers to have some explanation of the conditions in particular condition no. 9. This refers to the construction of a footpath and cycle link between Main Street and the development.

This is to improve pedestrian safety and allow people to avoid Askews Lane which has a variable width. You are advised to study the list of conditions very carefully.

The development is likely to be for 9 houses, there is no requirement for affordable housing.

Section 106 Agreement

The wording of the Agreement is such that provided not more than 9 dwellings are constructed no green space has to be laid out within the site.

The Council have a policy for onsite green space in respect of developments of 10 or more dwellings.

If an application is submitted in excess of this number then under the Section 106 Agreement the green space must be laid out before any dwellings are occupied. It then must be maintained by the owner for the maintenance period and following this it must be offered as a transfer to the Parish Council for a nominal consideration of £1.

If the Parish Council rejects the offer of the transfer then the owner of the site must set up a management company. A financial consideration in accordance with the Councils Supplementary

Planning Document or any successor or replacement document.

Documents Available:

- Ecological Report: Hillier Ecology
- Transport Statement: Phil Jones Associates
- Flood Risk and Surface Water Drainage Assessment: Broughton Beatty
- Arboricultural Report: Andrew Belson
- Assessment of Existing Utilities and Foul Water Drainage: Broughton Beatty
- Phase I Ground Condition Assessment: Peter Brett Associates

These documents are available in a Dropbox folder online, available from the following link:

<https://www.dropbox.com/sh/f7gd3Izf5d4c8nq/AADI9pRDcVaXcr0TZIBLIDjta?dl=0>

Best offers are invited for the freehold of the site which should be received by 5pm Friday 18th December, in the offices of either Jolliffe Daking LLP or Ibbet Mosely and Howard Sharp and Partners LLP. Offers can be written, emailed or faxed.

Special Conditions of Sale:

Further land could be available for a separate second development to the south east of the site now available. This would be subject to resolution of planning matters. And access will be required to be retained through the site now for sale to serve this additional land.

Construction of the access will be required up to the boundary of the site so there will be no impediment to development in the future, subject to the necessary consents being obtained.

Guide: £890,000

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of the contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the Vendor/Lessor or Ibbett Mosely; (v) measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. Any floor areas given are Gross Internal unless otherwise stated, are only approximate, and should not be used as a basis of assessing value. For convenience an approximate Imperial equivalent is also given; (vi) only those items referred to in the text of these particulars are included; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement; (viii) please note that if you make an acceptable offer for this property we will have to confirm your identity, as required by the Money Laundering Regulations 2007.

Contact:

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