



Brickyard Cottage, Potton Road, The Heath
Gamlingay, SG19 2JH



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A derelict three bedroom cottage on a plot of approx. 4 acres of part wooded grounds, with permitted development to extend and refurbish into a substantial single dwelling of approx. 3000 sq. ft.

Offers over £500,000

- Permitted Development for Property of Approx. 3000 sq.ft., Triple Garage and 250m Private Driveway
- Approx. 4 Acres of Part Wooded Grounds
- Large Pond
- Secluded Rural Setting

Situation

- Sandy approx. 4 miles
- Bedford approx. 13 miles
- Cambridge approx. 21 miles
- London approx. 50 miles
- Sandy station with services to Kings Cross approx. 3.5 miles

Services

- Mains Water, Electricity

Local Authority

- Central Bedfordshire Council

Council Tax Band

- Not applicable



Artist's Impression



The property is situated on the outskirts of the village of Gamlingay which provides good local amenities, with the neighbouring towns of Sandy, Potton and Biggleswade providing extensive further amenities. It is situated on the Beds/Cambs border with good road communication links, with the A1 just 4 miles away.

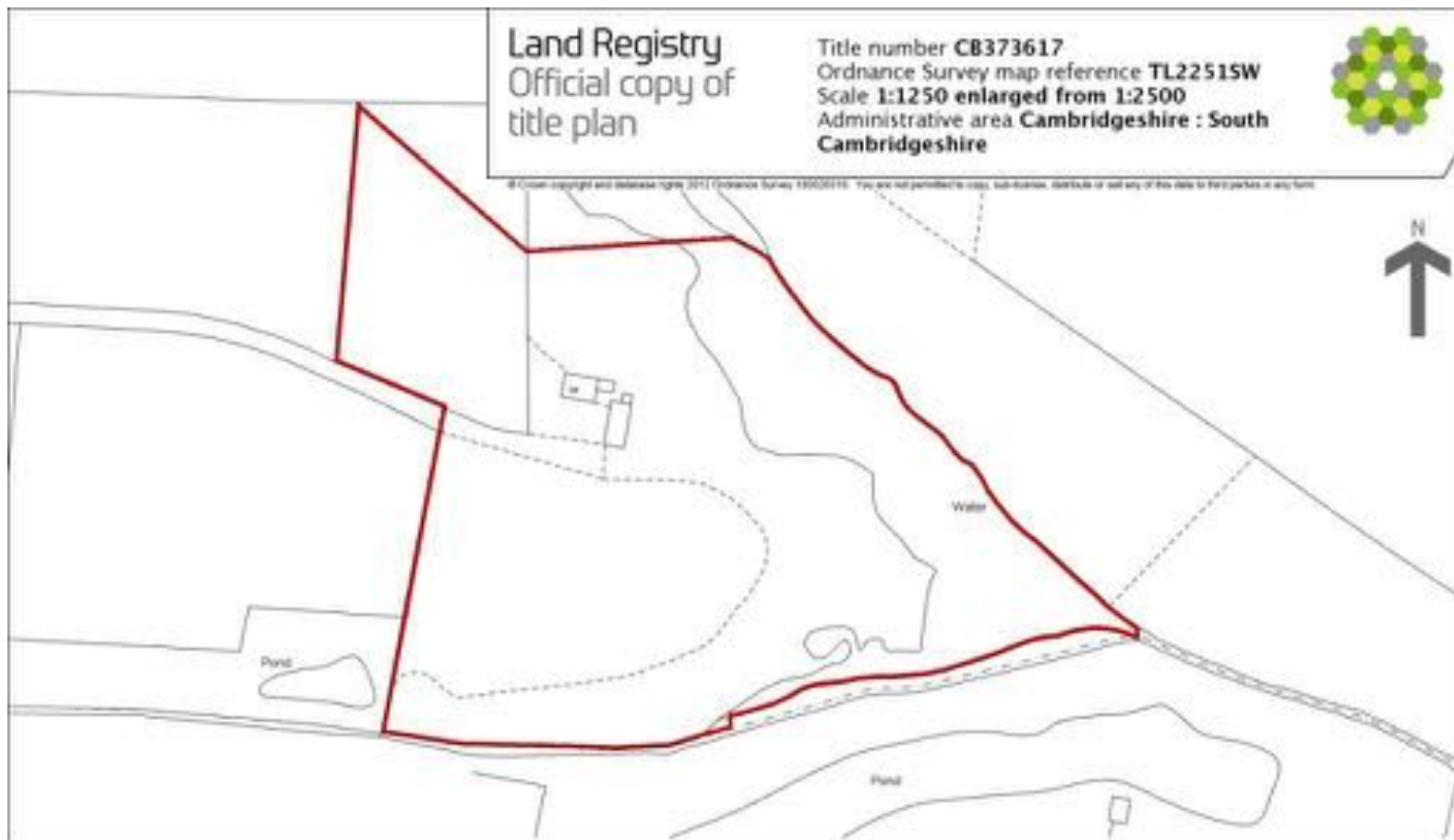


General Description

The site is currently accessed via a long driveway which is shared with nos. 1 and 7 Potton Road and via a gated entrance. An option to create an alternative entrance to the site is available, subject to obtaining planning permission from the necessary local authority planning departments. The plot itself comprises gently sloping grounds which total approximately 4 acres and consists of grassed areas, woodland and a large man made pond/small lake. It is situated within a delightful rural setting surrounded by open fields and countryside and enclosed mainly by post and wire fencing. It provides an exciting opportunity for the successful purchaser to create a highly individual property within a sought after rural setting. The permitted development is to extend and enlarge the existing property of approximately 1000 sq ft to one of approximately 3000 sq. ft. in total.

Directions

Travelling on the A1, exit at the Sandy roundabout onto Bedford Road. On reaching the roundabout turn right into the High Street and continue along the road following directions to Everton. From Everton take the Everton Road towards Potton. Before entering Potton turn left into Potton Road. The property can be found by travelling approximately 0.5 miles, located on the right hand side and entered via the driveway situated between nos. 1 and 7.



These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

If any mapping work in respect of any pending application(s) has been completed, additional references, which are not referred to in the register of title, may appear on the title plan or be referred to in the certificate of inspection in form C1. References may also have been amended by, or not be shown on the title plan, where these are being removed as a result of a pending application(s).

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This title is dealt with by the Land Registry, Peterborough Office.

This official copy is incomplete without the preceding notes page.

Michael Graham Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.



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