



Unconditional Offers sought for Oakington Tomato Farm,  
Cambridgeshire, CB24 3BD  
Site Area = Circa 15 Acres

# Oakington Tomato Farm, Dry Drayton Road, Oakington, Cambridge, CB24 3BD

## Hybrid Development Opportunity

Taylor & Co are pleased to offer this site to the market, seeking offers on an unconditional basis by noon on Friday 9<sup>th</sup> August 2019.

The site is currently unused due to the business ceasing to trade in 2015.

- Hybrid Development Opportunity
- Total Site Area circa 14 + Acres
- 4 Acres of Green Houses
- 30 on site caravans (in situ since 2007 for seasonal workers)
- Edge of Settlement Location on main trunk road
- Circa 4.3 miles to Cambridge City Centre
- The site is in an unprotected rural area located just outside of greenbelt designation
- Four bedroom house with agricultural tie included in the sale

Local Planning Authority Details – South Cambridge District Council

Further information including title plans, company accounts history, OS plans etc available on request

### View across Site











## Sale Guide Price

P.O.A

## Method of Sale

By Informal Tender. All bids to be received by noon on Friday 2<sup>nd</sup> August 2019.

## Postcode

The Postcode for the site is CB24 3BD

## Local Authority

South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA–  
[www.scambs.gov.uk](http://www.scambs.gov.uk) Tel: 03450 455 215.

## Services

We recommend that prospective purchasers make their own enquiries to service providers although a location plan showing services is available.

## VAT

We understand from the Land Owner that the land is exempt of VAT but we reserve the right to charge VAT if the circumstances change or we are incorrectly advised following advise from the Land Owner's Accountant.

## Particulars, Areas and Plans

These particulars have been prepared in good faith and are believed to be correct. The plans and areas have been prepared from the Ordnance Survey Map and are similarly believed to be correct. Both are published for identification purposes only and prospective Purchasers should satisfy themselves as to their accuracy.

## Agent

Sam Irving - Taylor & Co – 01234 391099

## Viewing

The Site can be inspected strictly by appointment – Please contact the Agent to make arrangements.

## Important Notice

The Agents for themselves and for the Seller give notice that:

All statements contained in these particulars as to the land are made without responsibility on the part of the Agents or their Seller for any error or omission whatsoever.

None of the statements contained in these particulars are to be relied on as a statement or representation of the fact or as any part of the contractual description of the property.

Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The Seller does not make or give, and neither Agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to the property.

