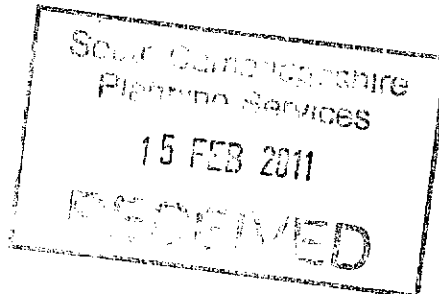


CHARTERED SURVEYORS & PLANNING CONSULTANTS  
THE OLD MARKET OFFICE - 10 RISBYGATE STREET - BURY ST EDMUNDS - SUFFOLK - IP33 3AA

TEL: 01284 753271 - FAX: 01284 748750

10<sup>th</sup> February 2011

Mr Paul Sexton  
Principal Planning Officer  
South Cambs District Council  
South Cambs Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA



Dear Mr Sexton

**Re: S/1392/10 – Removal of Agricultural Occupancy Condition at 37a Rampton Road, Willingham, Cambs, CB24 5JG**

I am writing further to our meeting on 9<sup>th</sup> February 2011.

Thank you for sending a copy of the letters from interested parties and the parish council. I have now received these and spoken to my client about various issues.

Purchase of the property

Dr and Mrs Sangray bought the property with every intention of undertaking some horticultural activity. Indeed they spent approximately £2,000 trying to renovate the glasshouses which proved impossible, they then looked at erecting a new frame and reusing the glass. This was vandalised but the process also highlighted that it was an impossible task and totally uneconomic.

Use of the Property

The property was overgrown when they purchased it. There were large overgrown shrubs blocking the windows and the garden was unmanaged. When we placed the property on the market many improvements had already been undertaken and these have been continuous. I understand from Dr Sangray that the previous owners had not tended the nursery for some 5 years prior to their purchase, the shop was closed and whilst there may have been some growing this appeared small scale and probably used domestically.

Future for the Property

If the tie is removed I understand Dr and Mrs Sangray may actually decide to stay as they would not be forced to sell through non compliance or financially (they may be able to re-mortgage).

**BURY ST EDMUNDS - EXETER - LEEDS - WOLVERHAMPTON**

ACORUS RURAL PROPERTY SERVICES LTD - REGISTERED IN ENGLAND NO. 04514547  
REGISTERED OFFICE - THE OLD MARKET PLACE - 10 RISBYGATE STREET - BURY ST EDMUNDS - SUFFOLK - IP33 3AA

DIRECTORS: TED ROGERS FRICS NIGEL BELTON MRICS MICK ROBSON MRICS BRIAN BARROW MRICS  
ASSOCIATES: MIKE BAMFORTH MCIOB JAMES WHILDING MRICS JEMMA STENNETT MRICS DAVID ELLIS BAC

[www.acorus.co.uk](http://www.acorus.co.uk)

They would still do some growing of vegetables for their own use and will continue to tidy up the property.

In terms of development there is a claw back clause on the property and they have no plans to pursue anything. Indeed, as the property is outside of development limits there is no reason in doing this in any case.

#### Advertising

This was comprehensive. With regard to the reference in one letter to 7 weeks in the Farmers Weekly, The Farmers Weekly Country Properties section is monthly and widely read (virtually all farmers have access to it). It was therefore 7 months. The Farmers Trader is also well read and picks up a lot of small scale growers etc as its main purpose is for buying and selling all forms of property and machinery etc.

There no nursery left as such to any specialist horticultural magazines.

#### Split of Property

This is not a property with any logical split as the building is near to the house and the main access would be difficult to operate in a shared way. The attraction of the property is as a whole, probably for a rural lifestyle type buyer.

#### Guide Price/Value

The guide was set following a third party assessment of price. During the time on the market there were signs of a pick up in values. There was just over a 10% rise during this time for properties on the market (see Land Registry data for Cambridgeshire attached). We considered a drop in the guide price but the rising market in effect created a fall relative to the wider market. There were also signs of persons looking and indeed there was a viewing in February 2010, just beyond the mid point of marketing.

I attach 2 'comparable' properties in my view with land and in a similar location. These are recent and the tied property in Cottenham is under offer. Its worth stressing that whilst the housing market has been difficult over the past 2 - 3 years property with land and land itself, has been more buoyant and in fact has risen over the past few years, particularly small blocks.

#### For Sale Sign

There was no for sale sign attached at the request of the client. It is one of the worse things for security and given the vandalism previously mentioned and the fact that Mrs Sangray is home on her own on occasions the sellers wanted all persons to go through the agents and not encourage cold calling.

There is likely to be no passing 'trade' for this sort of property in any case.

If we can be of any further assistance please do not hesitate to get in touch.

We look forward to hearing from you.

Yours sincerely



BRIAN BARROW BSc HONS MRICS  
Managing Director  
Acorus Rural Property Services Ltd

Encs



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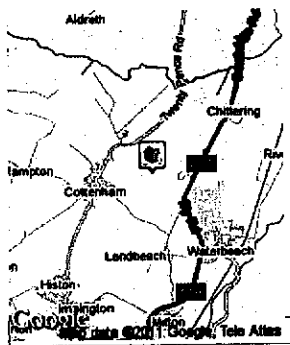
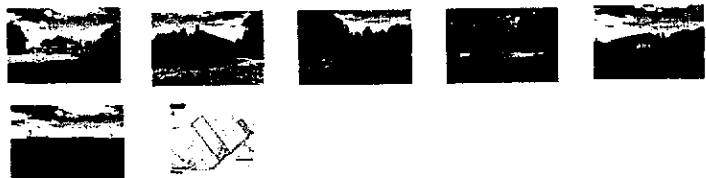
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**Detached house for sale**

**£650,000**

Long Drove, Cottenham, Cambridge, CB24

Under offer



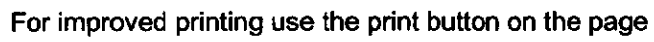
**Nearest station:**

● Waterbeach (2.8 miles)

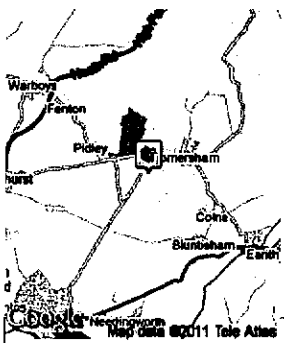
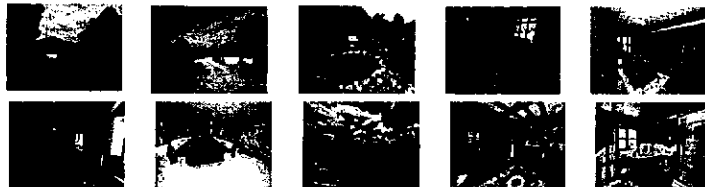
**Tenure:** Freehold

**Full description:**

Two Bit Farm comprises a four bedroom farmhouse, range of farm buildings and pasture land extending in all to approximately 12.5 acres - agricultural occupancy condition applies.



**£650,000**



⊕ **Huntingdon (7.9 miles)**

144a.//~~unclassified~~ 1 / 1 0 1 / 1 00000000 10 1 1

**Full description:**

Peter Lane & Partners are pleased to offer this unique detached bungalow SET IN TOTAL PRIVACY OF 2.6 ACRES OF GROUNDS. Meadowcroft is a diverse property and boasts a wealth of family accommodation, including outbuildings and workshops, games rooms including full size snooker room with bar, and a 25' x 15' indoor swimming pool with changing room.

The bungalow of generous proportion comprises of four bedrooms, large sitting room, dining room, separate lounge with sunroom, a garden room, and a large fitted kitchen/breakfast room.

The gardens set in 2.6 acres include two paddocks and are a fine addition to such a rare property.

Early viewing is highly recommended.

Entrance via porch way to stained glass door to:

**Entrance Hall / Dining room**

Spacious entrance with hardwood double glazed window to the front aspect, glazed double doors to the lounge, exposed beams, two radiators.

**Entrance Hall Area**

14' 9" x 6' 7" (4.50m x 2.01m) Open to dining room.

**Dining Room Area**

15' 5" x 11' 11" (4.70m x 3.63m)

**Lounge**

20' 11" x 17' into bay (6.38m x 5.18m into bay) With walk in bay hardwood double glazed window to the front aspect, brick built open fireplace with gas point, exposed brick to walls, exposed beams, television point, two radiators, telephone point,

double Doors to Sun Room

**Sun Room**

15' 3" x 12' (4.65m x 3.66m) Hardwood double glazed window to the rear aspect both sides.

**Sitting Room**

25' x 15' 1" max (7.62m x 4.60m max) Double aspect room with hard wood double glazed windows to the side and rear aspects, seating area in window to the rear aspect, two radiators, brick built open fireplace with cast iron coal burner, exposed beams and brickwork, television point. Open to Garden Room.

**Garden Room**

9' 10" x 7' 10" (3.00m x 2.39m) Hardwood double glazed patio doors to the rear garden.

**Kitchen / Breakfast Room**

19' 8" x 14' 5" (5.99m x 4.39m) Fitted with a vast range of wall, base and drawer units with tiled work surfaces over, one and a half bowl sink unit with matching drainer, tiled splash backs, space for Rangemaster oven with fitted extractor hood over, integrated dishwasher, fitted dresser with a range of drawers and cupboards, fitted plate rack and glass fronted cabinets, telephone point, exposed beams and brickwork, two radiators, tiled floor.

**Utility Room**

9' 7" x 7' 5" (2.92m x 2.26m) Fitted with a range of storage cupboards, single sink unit with matching drainers, cupboards to house a washing machine and tumble dryer, space for American fridge/freezer, walk-in cloaks cupboard with hard wood double glazed window to the front aspect, further cloakroom with low level wc and hard wood double glazed window to the rear aspect.

**Master Bedroom**

17' 7" max x 11' 8" (5.36m max x 3.56m) Hard wood double glazed window to the rear aspect, pedestal wash hand basin with vanity cupboard under, radiator, arch to dressing area with walk-in wardrobe with a range of fitted shelving and hanging rails.

**Wash Room**

Fitted with a low level w.c, pedestal wash hand basin, radiator, hard wood double glazed window to the rear aspect.

**Bedroom Two**

12' 6" x 9' 11" (3.81m x 3.02m) Hard wood double glazed window to the rear aspect, two fitted wardrobes, radiator.

**Bedroom Three**

9' 11" x 9' 3" (3.02m x 2.82m) Hard wood double glazed window to the side aspect, two fitted wardrobes, radiator.

**Bedroom Four**

12' 3" x 5' 11" (3.73m x 1.80m) Hard wood double glazed window to the side aspect, telephone point, radiator.

**Family Bathroom**

10' 8" x 7' 11" (3.25m x 2.41m) Fitted with a five piece suite comprising: corner bath, bidet, low level wc and wash hand basin, heated towel rail, tiled floor, hard wood double glazed window to the rear aspect.

**Outside**

The property is set in totally private grounds of 2.6 acres.

Entrance via gated access to a sweeping gravel driveway providing a vast amount of parking and leads to the detached, triple garage.

The front of the property boasts a wealth of mature trees, shrubs and flower borders which completely screen the property.

**Barn / Workshop**

30' x 16' 7" (9.14m x 5.05m) This is the original garage with light and power connected and cloakroom with low level wc and door leading to a further workshop.

**Potting Shed**

17' 9" x 12' (5.41m x 3.66m) Light and power connected.

**Snooker Room & Bar**

30' x 18' (9.14m x 5.49m) A fantastic family room with fitted corner bar, windows to both sides with light and power connected, door to garden and door to the Pool Room.

**Games Room**

15' 11" x 11' 3" (4.85m x 3.43m) Door to the garden.

**Indoor Swimming Pool**

40' x 25' (12.19m x 7.62m) With 25ft x 15ft swimming pool with full enclosure, the room enjoys views over the gardens and also benefits from a separate changing room area and a separate plant room.

**Formal Garden**

A wealth of mature trees, shrubs and flowers with a raised decked patio area, other patio areas, two BBQ areas, summer houses, Pergola with lawned areas opening onto paddock land beyond with two paddocks currently with twin stable.

**EPC Graph**

Property Ref:1\_67\_1861296



To view this property or request more details, contact Peter Lane & Partners, St Ives

10 The Pavement, St Ives, Huntingdonshire, PE27 5AD

0843 313 5411 BT 4p/min

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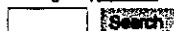




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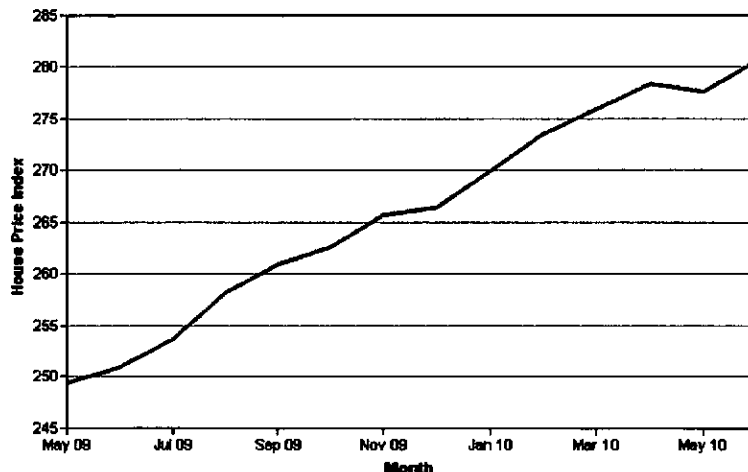
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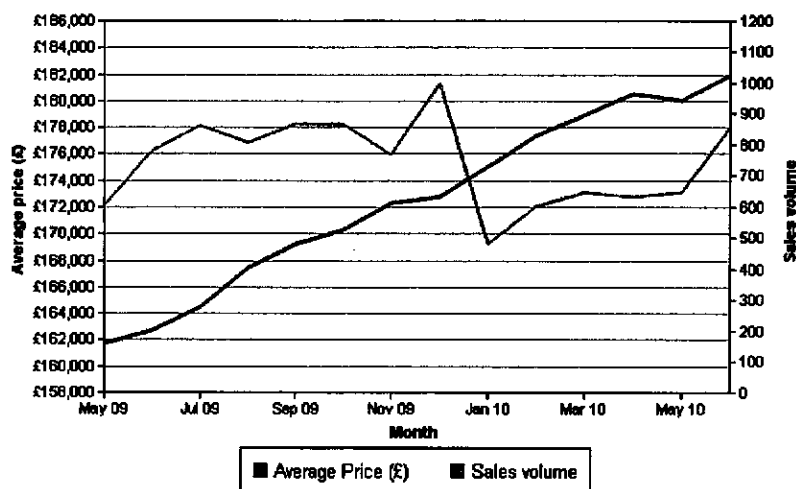
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## House Price Index - Cambridgeshire Council



## House price and sales volume - Cambridgeshire Council



Data for the two most recent months are not used as comparisons due to the lag in the registration of sold properties.

House Price Index report - Cambridgeshire Council  
(May 2009 - June 2010)

Month	Index	Average Price (£)	Monthly Change (%)	Annual Change (%)	Sales Volume
May 2009	249.4	161,737	-0.5	-16.8	606
June 2009	251	162,732	0.6	-15.4	783
July 2009	253.7	164,501	1.1	-13.4	864
August 2009	258.2	167,455	1.8	-10.6	809
September 2009	261	169,224	1.1	-7.5	869
October 2009	262.6	170,288	0.6	-4.9	868
November 2009	265.7	172,295	1.2	-1.8	770
December 2009	266.4	172,773	0.3	0.1	1,001
January 2010	270	175,049	1.3	2.6	483
February 2010	273.5	177,373	1.3	5.6	603
March 2010	276	178,936	0.9	8.3	648
April 2010	278.4	180,542	0.9	11.1	634

May 2010	277.7	180,047	-0.3	11.3	648
June 2010	280.6	181,942	1.1	11.8	856