



## FEATURES

- For sale by private treaty
- Mix of residential & commercial buildings
- Regular shaped level site
- Two vehicular access driveways
- Low site density of buildings
- Freehold
- Sold with vacant possession
- Total site area of 3.65 acres
- Suitable for a variety of uses
- Subject to planning offers not considered

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**Asking Price: £1,450,000**

## Former Care Facility

Glebe House, Church Road  
Shudy Camps, Cambridge  
CB21 4QH

## OVERVIEW

For sale by private treaty, a former children's care facility which has now ceased trading.

To the front of the site on the right hand side of the main driveway, there are two detached bungalows. Adjacent to the bungalows, there is a timber framed building, previously used for 'typical classroom learning'. To the right hand side at the front of the site, there is a two storey brick built office, with it's own vehicular entrance off Church Road.

Further along the driveway is the main house which is arranged over basement, ground and first floors. On the ground floor, the accommodation comprises mainly living areas and a kitchen and on the first floor there are bedrooms and bathrooms.

To the rear of the site there are brick built workshops, forming an L-shaped configuration. Adjacent to the workshops, along the left hand side boundary, there are two timber framed structures, one used a theatre and the other as classroom.

There is a large area of undeveloped rough surfaced land along the rear boundary.

Generally, the buildings are all in a reasonable condition, but interested parties are to advised to carry out there are own surveys.

## For Sale by Private Treaty

### Floor Areas

Please see floor plans once available.

### Site Area

Total site area of 3.65 acres (1.48 hectares)

### EPC

To be made available once the surveys have been completed.

### Tenure

Freehold with vacant possession. Land Registry title number CB357599.

### Business Rates

Described as 'Training Centre and Premises', Glebe House has a rateable value of £46,750 with effect from 1 April 2023.

### Council Tax

There is a council tax entry for Glebe House which falls within band H.

### VAT

To be confirmed.

### Services

We understand the site is connected to mains gas, electricity water and drainage.

### Broadband Checker

<https://www.broadband.co.uk/checker/>

### Flood Risk

<https://www.gov.uk/check-long-term-flood-risk>