

AISLE AND FOYLES BARN
HIGH STREET, BALSHAM, CAMBRIDGESHIRE


BIDWELLS







An exciting opportunity to purchase two traditional barn conversions currently used as offices located within the village of Balsham in South Cambridgeshire

Site area approximately 0.137 hectares (0.34 acres)

Property Summary

- A well-located investment or redevelopment opportunity
- Attractive village location situated less than 10 miles from the city of Cambridge
- Within walking distance of the village amenities of Balsham
- Sold with vacant possession

Distances (all distances are approximate)

Haverhill: 8.3 miles
 Central Cambridge: 9.2 miles
 Newmarket: 10.4 miles
 Bury St Edmunds: 27.9 miles

For sale by Private Treaty as a whole

Enquiries

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Please read Important Notice on page 7



**AISLE AND FOYLES BARN
 HIGH STREET, BALSHAM,
 CAMBRIDGESHIRE**

Introduction

An opportunity to purchase an attractive courtyard of traditional buildings, currently in office use, located in a desirable central village location, with ample parking and associated EV charging points.

Location

Aisle and Foyles Barns are situated in Balsham, an attractive rural village surrounded by the Cambridgeshire countryside and benefiting from a number of village amenities.

The village of Balsham is located under 10 miles southeast from the city centre of Cambridge. The property is within 3 miles of the A11, providing access links to the M11, A14 and other road networks providing excellent links to major regional and national networks.

The village of Balsham has good transport links, with bus routes to Fulbourn, Cambridge, Haverhill and Newmarket along with Addenbrookes hospital, with buses leaving regularly from the village. The nearest railway station is Great Shelford which is a 17-minute drive, and which provides links to both Cambridge and London.

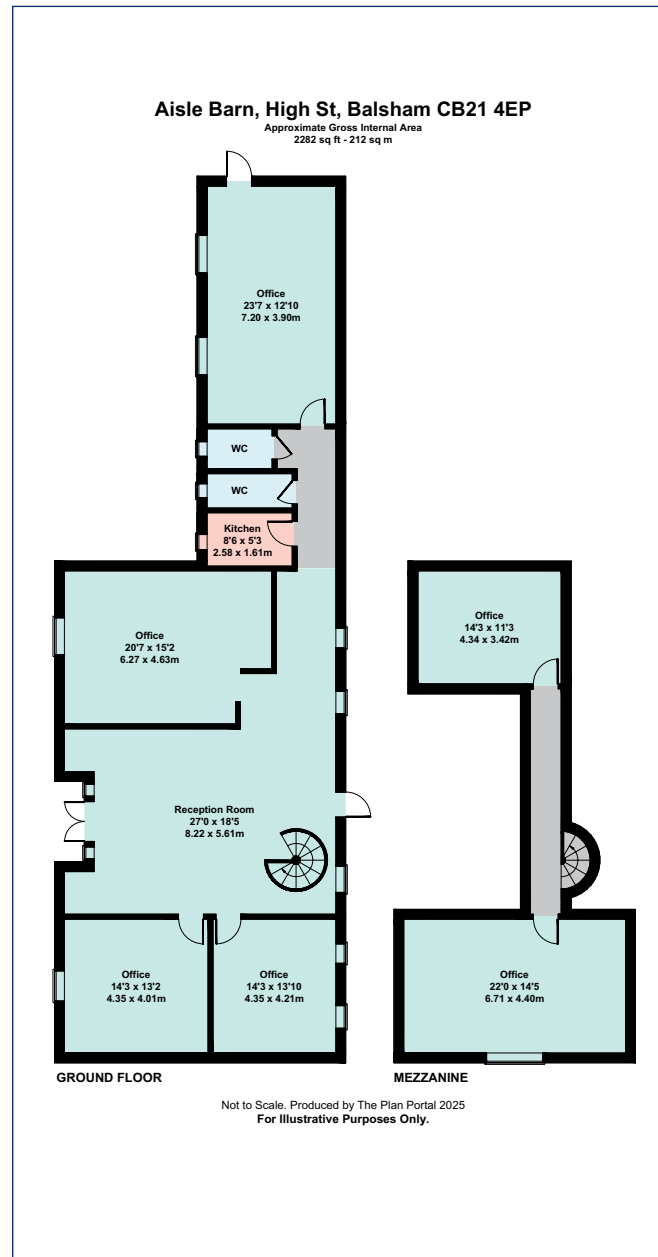
Situation & Access

Aisle and Foyles Barns is situated within the settlement boundary of the village of Balsham, located to the west of the village. Aisle and Foyles Barns is accessed directly off High Street (the B1052), the main road through Balsham.

Balsham offers a range of amenities including a village primary school, church, village pub, post office and café, all within a short walk from the property.

Property Description

Aisle and Foyles Barns are converted traditional barns used as offices. The accommodation in total extends to 385 square metres (4,144 square feet) both providing office space, a kitchenette and WC. The conversions have been carried out to a high standard keeping many original features. The internal layout for each property is shown by the floor plans set out on the following pages.

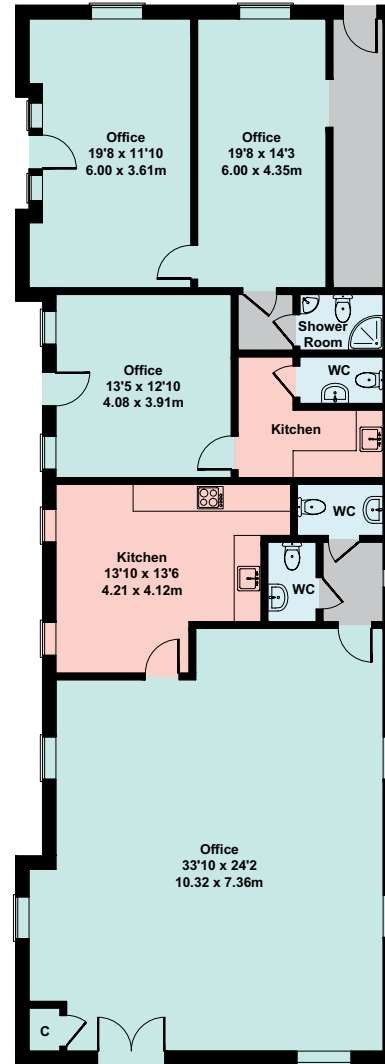


Building	Size	EPC	Water	Heating	Aircon	Electric	Drainage	Rateable Value
Aisle Barn	2,282	E	Mains	Oil (underfloor heating)	Elec	Mains	Private	£35,250
Foyles Barn	1,862	D	Mains	Oil	Elec	Mains	Private	£31,200



Foyles Barn, High St, Balsham CB21 4EP

Approximate Gross Internal Area
1862 sq ft - 173 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Aisle Barn

Aisle Barn is a Grade II listed property and is of timber frame construction, partial brick walling and timber shiplap cladding under a thatched roof. The accommodation extends to 212 sq metres (2,282 sq ft) extending over two floors.

Foyles Barn

Foyles Barn is constructed from partial brick walling, timber shiplap cladding under a hip tile clay roof situated on a raised concrete platform. The accommodation is situated on the ground floor and extends to 173 sq metres (1,862 sq ft).

Aisle Barn and Foyles Barn are in a courtyard formation with ample parking and nine EV charging points.

Tenure & Possession

The property is for sale freehold with vacant possession on completion.

Method of Sale

The property is for sale by private treaty.

Planning

The property is under the jurisdiction of South Cambridgeshire District Council.

The property benefits from a planning consent for B1(a) office use under the planning reference number S/1516/99/F and S S/1515/99/LB which is available to view on South Cambridgeshire District Council's online planning portal.

The property has potential for redevelopment (subject to necessary consents).

Services

Details available from the selling agents.

The purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such services.

Wayleaves, Easements & Rights of Way

The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars.

The Purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the property.

Registered Title

The land is registered under part of Title Number CB234125.

Value Added Tax

Should any sale of the site, or any right attached to it become a chargeable supply for the purpose of VAT, such tax will be payable by the purchaser(s) in addition to the contract price.

Postcode

The nearest postcode: CB21 4EP

what3words

///radiates.gloom.asteroid

Viewings

Viewing and access to the property is strictly by appointment with Bidwells.

Anti-Money Laundering

To comply with the Money Laundering Regulations 2017, once an offer is accepted the purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

Local Authorities

The site falls within the jurisdiction of South Cambridshire District Council.

South Cambridshire Hall, Cambourne Business Park,
Cambourne, Cambridge CB23 6EA
Tel: 01954 713 000

Boundaries

The Vendor and the Vendor's agent will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The Purchaser(s) will have to satisfy themselves as to the ownership of any boundaries.

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only.

The purchaser(s) will be deemed to have satisfied themselves of the property as scheduled.

Health & Safety

Please do not visit the site without a prior appointment with Bidwells.

Photographs, Fixtures & Fittings

The photographs in these particulars were taken in February 2025. Only those fixtures and fittings described in the sale details are included in the sale.

Date

These particulars were prepared in February 2025.

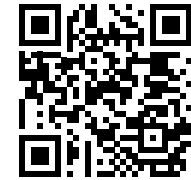
360 View

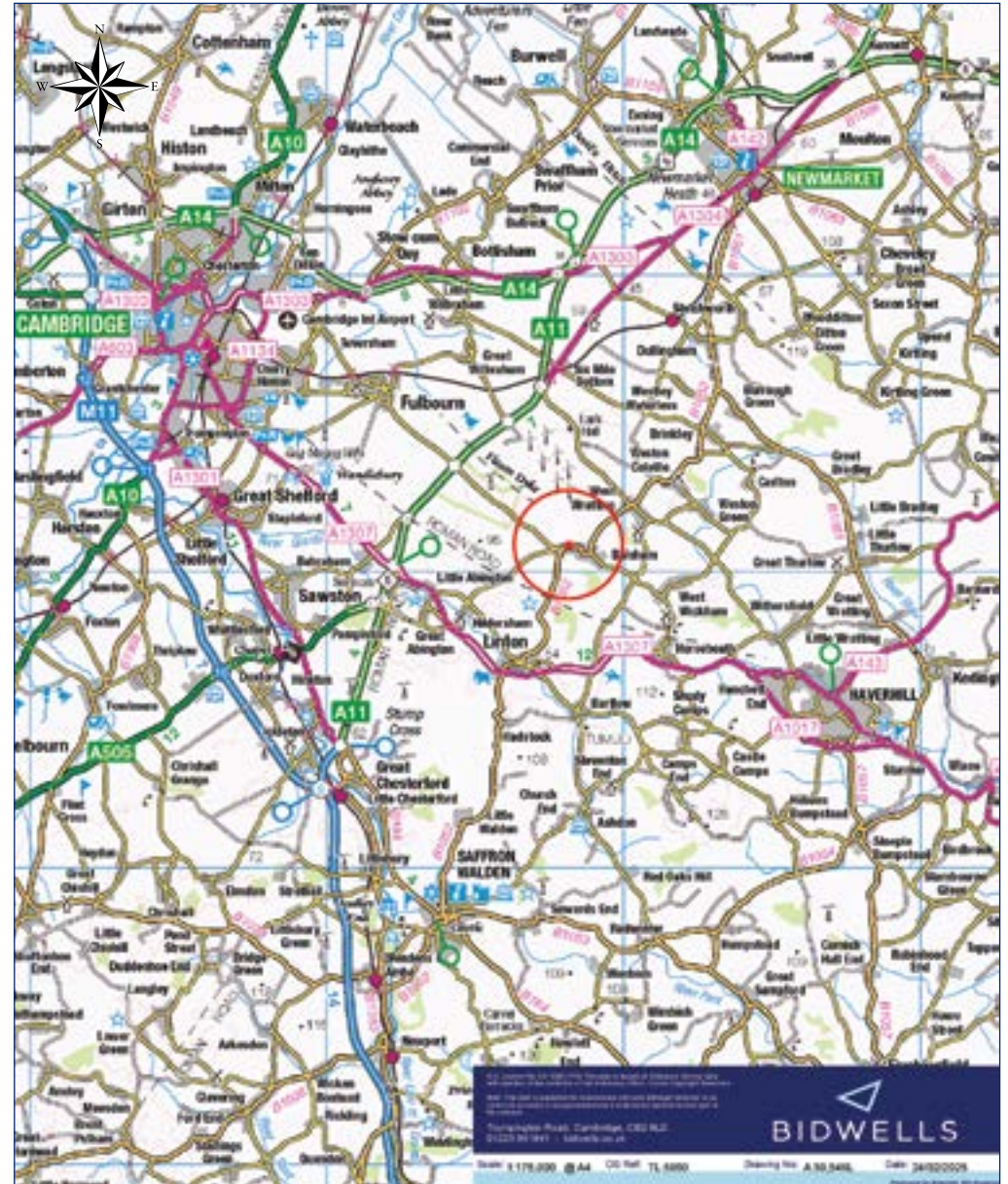
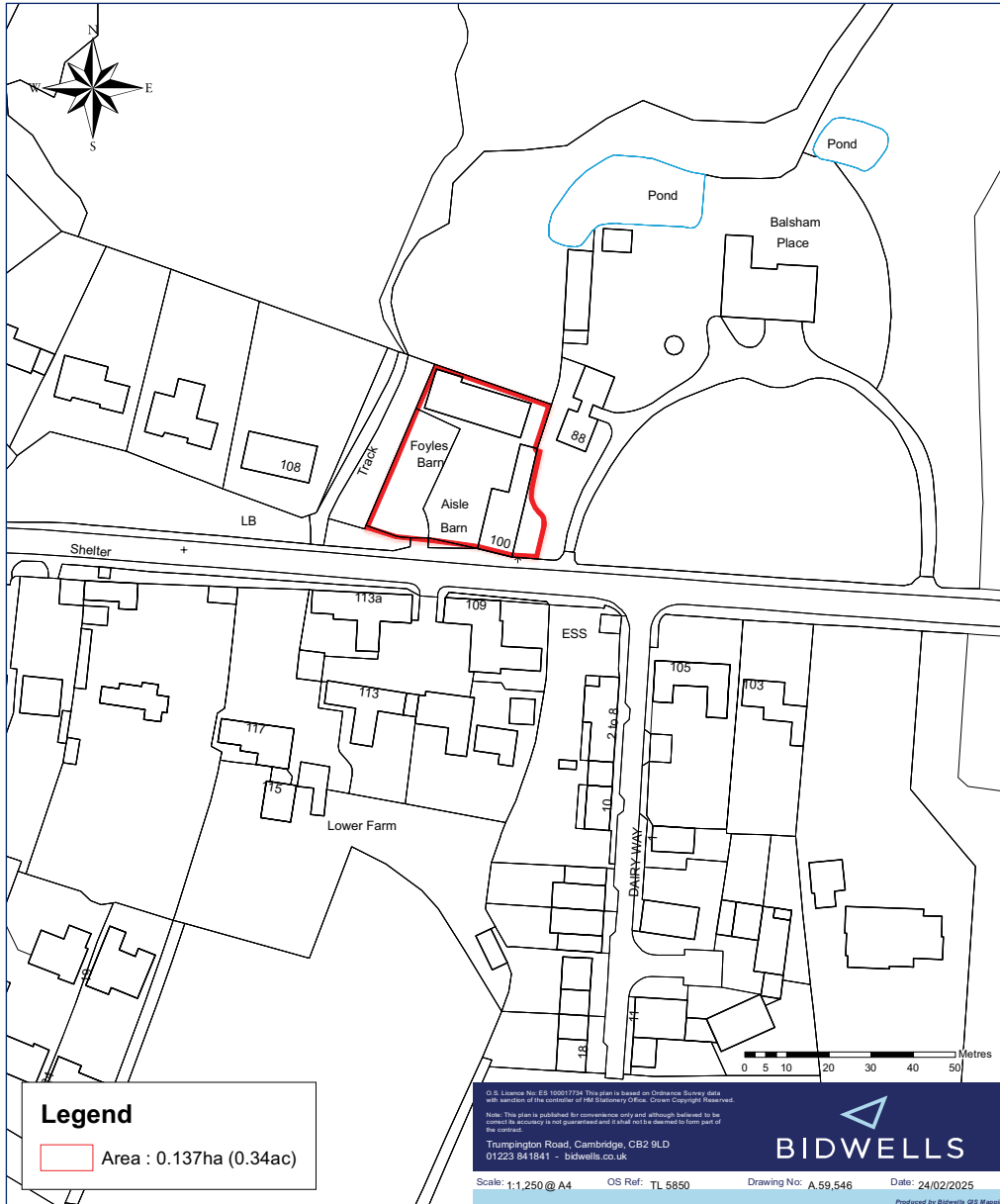
Please scan the QR Code or click on the [link](#)



Aerial Video

Please scan the QR Code or click on the [link](#)





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