



**Alpha Road, Cambridge, CB4 3DQ**

**Guide Price £375,000**



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#### Planning consent

Greater Cambridge Shared Planning reference 22/04538/FUL was granted consent on 5th July 2023 for full consent for erection of 1 No. new detached dwelling on land adjacent to 52 Alpha Road. Demolition of existing double garage, brick shed and concrete shelter. Extension of an existing dropped kerb for vehicular access to no. 52 Alpha Road (N.B- not associated with this building plot). Associated hard and soft landscaping.

Please note there is bicycle parking only with this property- the purchaser would be required to create a new parking access for no. 52 Alpha Road as shown in the approved plans

The proposed dwelling is for a 110 sq.m 3 bedroom 4 person detached dwelling. All details in the design and access statement.

#### Location

The site occupies a prominent position in this highly sought after and most desirable residential location with pretty riverside walks to the city centre as well as being just a stone's throw from Jesus Green and Midsummer Common.

#### Tenure

The Freehold of the property where the new dwelling is to be built is as shown on the drawings for indicative purposes only is offered for sale with vacant possession on completion.

#### New Homes

Please contact Cheffins New Homes team for more information on the local market and resale values in the area.

#### Material information

Tenure- Freehold

Local Authority- Cambridge city council

Council tax band- N/A



**Agents Note: Stamp Duty thresholds have and are changing imminently.**  
Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>  
Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

