



Swaynes Lane, Cambridge, CB23 7EF



Swaynes Lane



Guide Price £650,000

Comberton, Cambridge,
CB23 7EF

A recently approved Outline Planning Permission with all matters reserved for Residential Development of 2no dwellings of circa 1,800sqft each with further benefit of a cartlodge and south facing gardens.

Planning reference 23/02468/OUT granted on 21 November 2023.

The 0.29 acre site is currently occupied by a bungalow and detached garage to the East of the Village.

Located at the end of a no-through road to the East of the village the location offers stunning views to the south whilst remaining under 1 mile from Comberton Village College and the ample amenities of this popular village.



Area: 0.29 acres



Planning

Planning reference 23/02468/OUT granted on 21 November 2023.

Outline Planning Permission with all matters reserved for Residential Development with 2no dwellings.

Outline Approval of 2no dwellings of circa 1,800sqft each with the further benefit of a cartlodge and south facing gardens.

Location

The 0.29 acre site is currently occupied by a 1,200sqft bungalow and detached garage. Located at the end of a no-through road to the east of the Village. The plot offers stunning views to the South and immediate access to adjacent rural walking paths. Under 1 mile from Comberton Village College and the local amenities.

The village of Comberton is located just 4 miles from the city of Cambridge. The village is well served by a useful range of amenities including local post office, local shop, butchers, village pub, doctors surgery and dental practice. The village also has two churches, a village hall and recreation ground.

One of the main attractions of the village is Comberton Village College and sixth form which has been at or very near the top of the league tables for state comprehensive schools in England for a number of years and is OFSTED rated outstanding.

The village is conveniently placed for easy access to Cambridge via the A603. The M11 motorway is also within easy reach providing a direct link to the M25 and London. For the commuter Cambridge station is a short bus ride and provides a direct service to London Kings Cross in under 1 hour.

New Homes

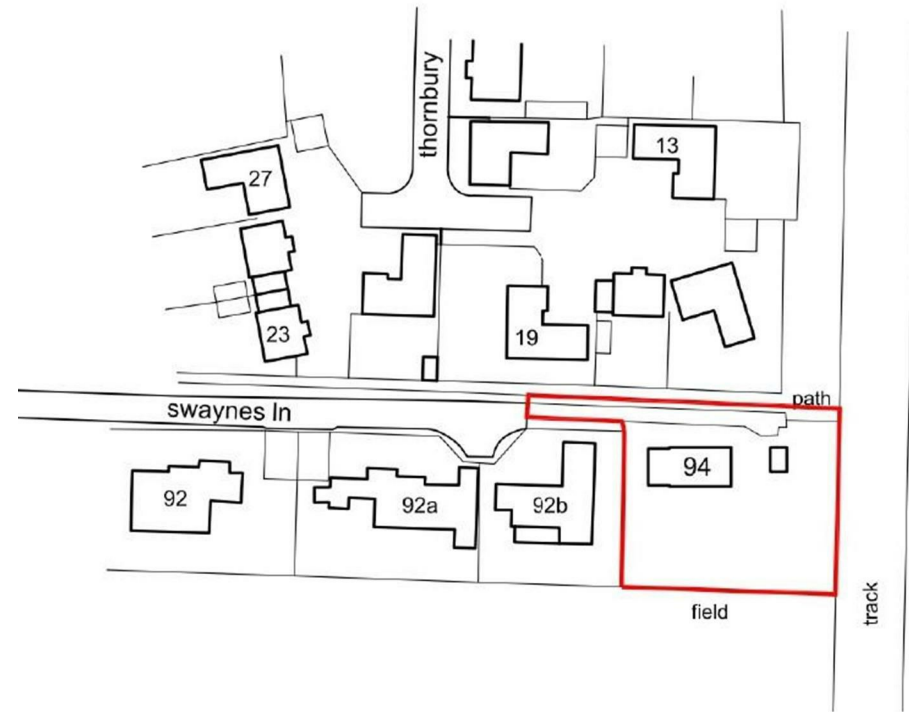
Please contact Cheffins for information on the local market and resale values in the area

Material Information

Tenure- Freehold

Local Authority- South Cambridgeshire District Council

Council tax band- N/A



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.