

Amwell Road

Cambridge,
CB4 2UH

A fantastic opportunity, full planning permission for the construction of three 2 bedroom dwellings in this popular residential location.

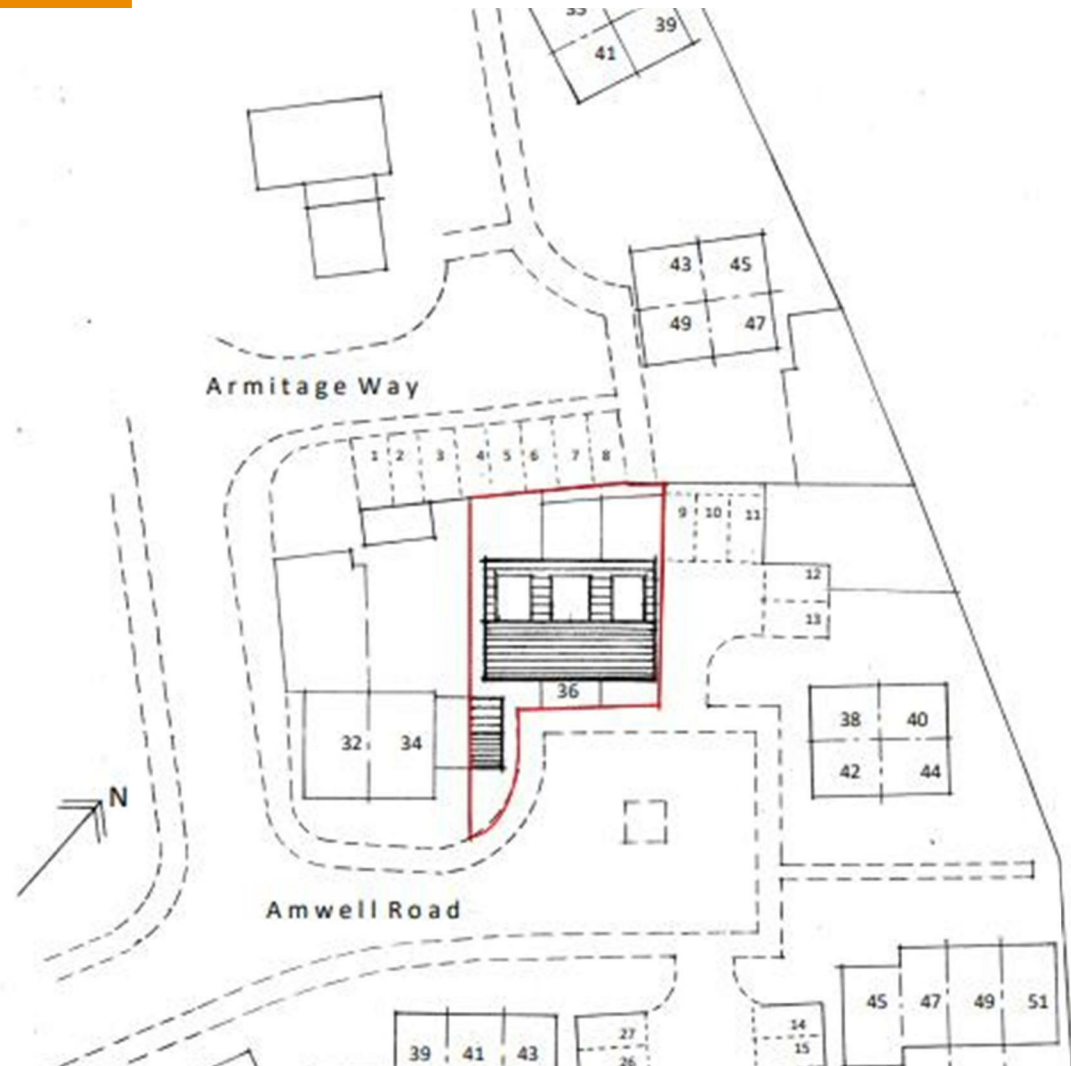


£475,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

£475,000

Tenure - Freehold



The Site

Planning

22/05472/FUL – Full planning permission for the demolition of existing bungalow and erection of 3no 2bed terrace dwellings.

New Homes

For information on New Home pricing please contact Cheffins New Homes team who can advise.

The planning approval permits 3no. 2 bedroom homes arranged over 3 floors, each of around 85 sq.m

Material Information

Tenure – Freehold

Council Tax Band – Existing property is band D

Property Type – Existing property is traditional build

Square Footage – Existing circa 78sqm

Site area – 254sqm

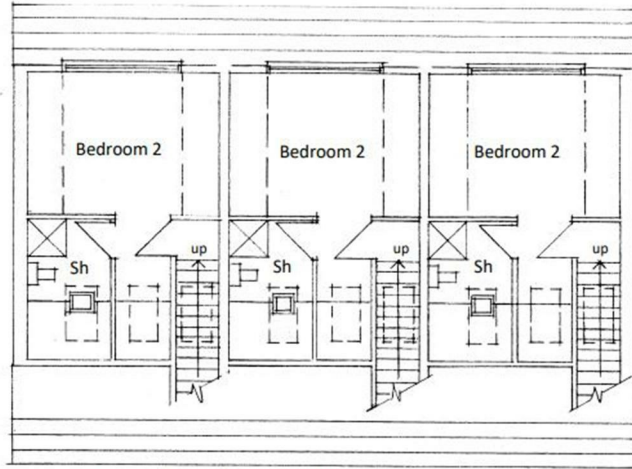
Services – Interested parties must satisfy themselves as to the availability and adequacy of all services prior to making their unconditional offer.

Wayleaves, easements, covenants – The site is sold subject to all wayleaves, easements, covenants and rights of way, whether or not disclosed.

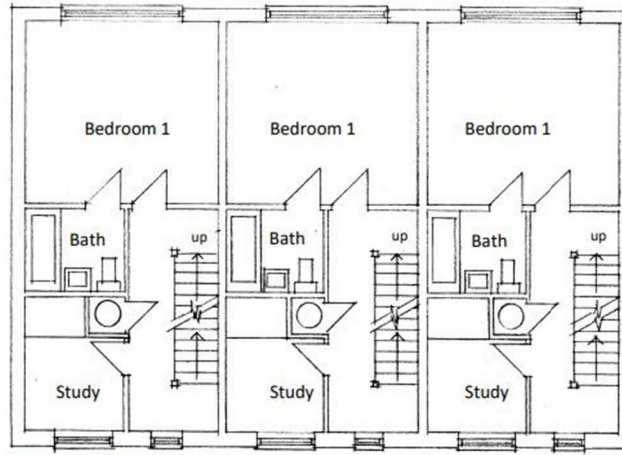
Images shown are of the site and computer images of the proposed new build home.



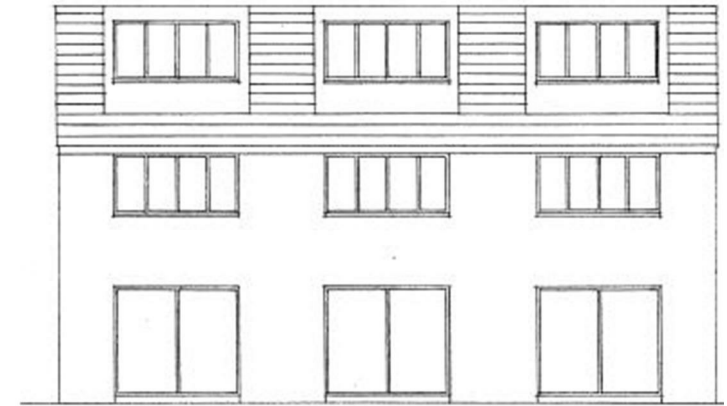
Proposed plans



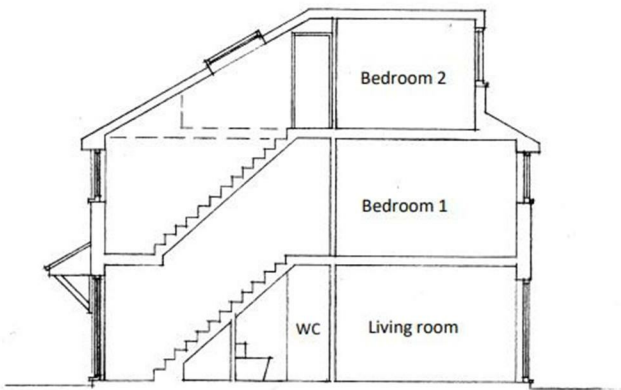
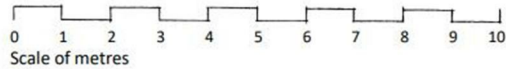
Second floor plan (attic level)



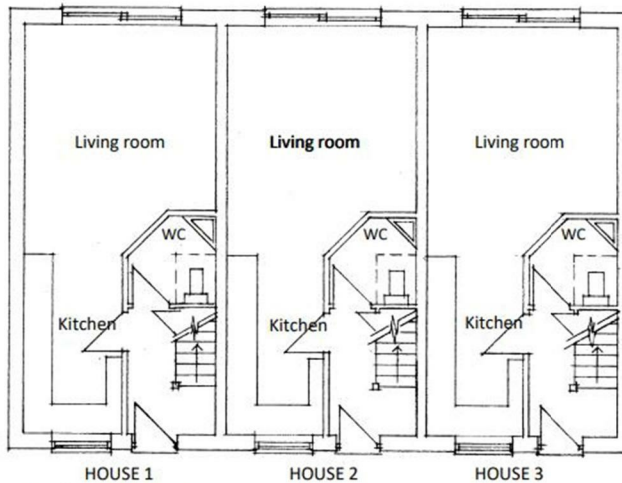
First floor plan



Rear elevation (north-west)



Section



Ground floor plan



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.cheffins.co.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.



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