



Cinques Road, Sandy, SG19 3NW

**CHEFFINS**



## Cinques Road

Gamlingay, Sandy,  
SG19 3NW

A development opportunity with the benefit of outline planning approval for construction of up to two dwellings in the South Cambridgeshire Village of Gamlingay.

### LOCATION

Gamlingay is a sizable village in South Cambridgeshire, situated around 16 miles west of Cambridge, with convenient access to the A1 and M11. The village offers various locations for scenic walks in the nearby countryside. For London commuters, there are excellent train services from St Neots, Sandy, or Biggleswade to London Kings Cross.

The village is part of the Comberton School catchment area and boasts a wide selection of shops and local amenities, including the award-winning Eco Hub, a thriving community and business centre that serves Gamlingay and its surrounding areas.



## THE SITE

The Site consists of a square shaped parcel of garden land with access running between 46 and 50 Cinques Road. The Site is bounded by residential garden land on all four sides with rural outlooks. The Site area is 1,472m<sup>2</sup> and is predominantly situated within the defined development envelope for Gamlingay.

## PLANNING

24/00237/OUT - Outline application for construction of up to two dwellings, new access, associated works and infrastructure with some matters reserved except for access. Granted on 29 May 2024.

## NEW HOMES

For information on New Home values please contact Cheffins New Homes team who will be able to assist.

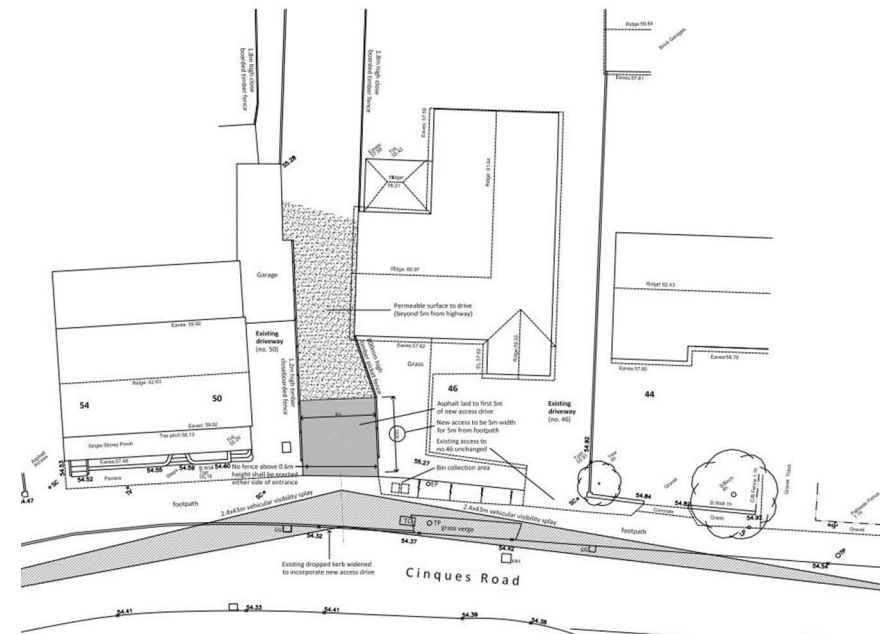
## MATERIAL INFORMATION

Tenure - Freehold

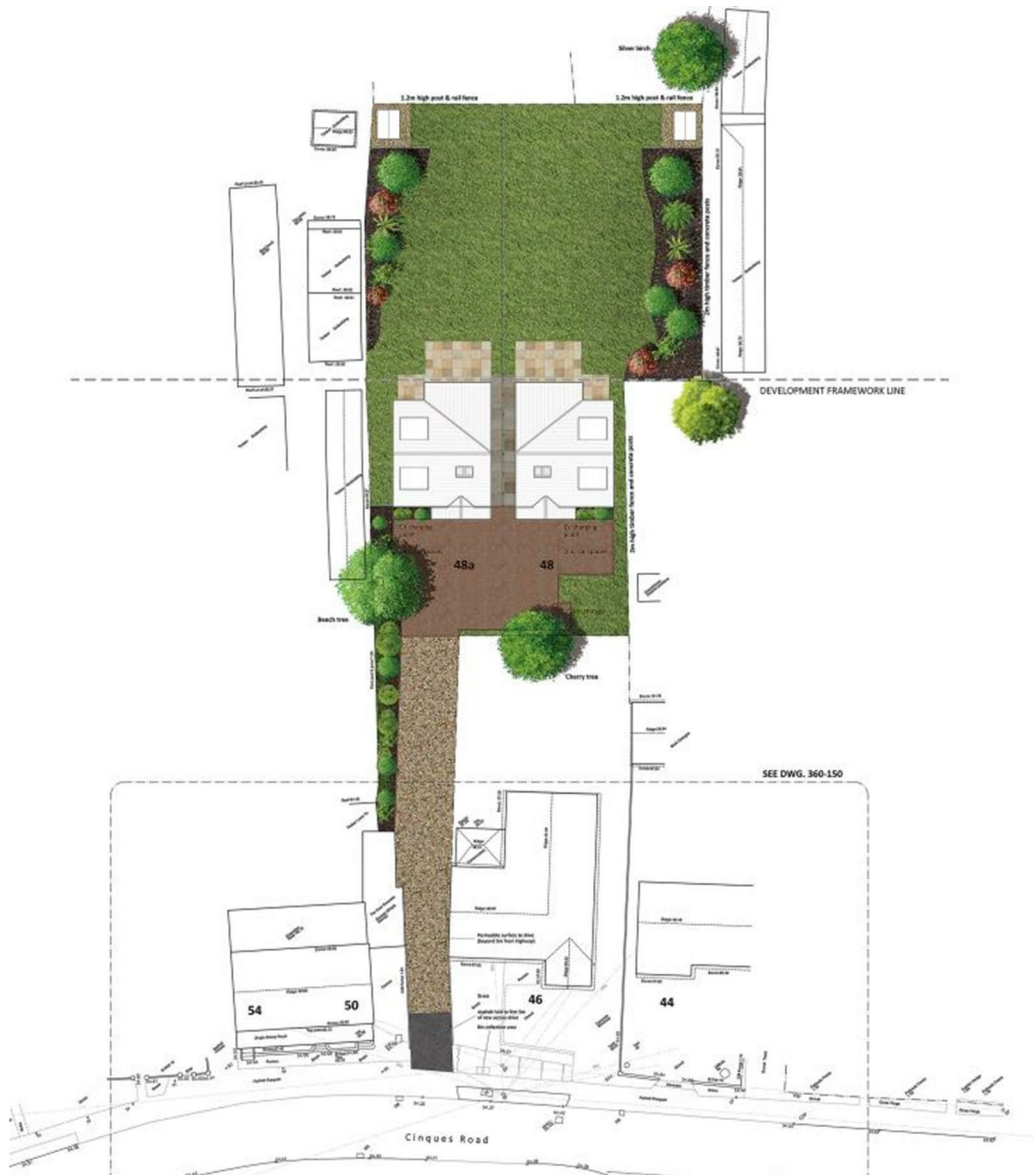
Site area - 1,472m<sup>2</sup>

The purchaser is required to consider service connections and capacity . Fibre broadband is noted as available in this area

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







**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>.

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://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.

