



**The Limes, Over, CB24 5PJ**

**Guide Price £225,000**



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An excellent opportunity to acquire a building plot benefitting from detailed planning consent to erect a detached single storey dwelling.



### Planning Consent

South Cambs Planning reference 24/03110/FUL was granted on 10th October 2024 for demolition of the existing outbuilding and the Sub-division of existing plot to form one separated new dwelling with drive and crossover and to create one shared drive and crossover with gated access to the remaining land.

The proposed plans show a detached single-storey residence with 3 bedrooms, 2 bathrooms, kitchen/dining room and living room extending to approx. 96sq.m (1033 sq.ft) GIA 2no. parking spaces and secure bike store.

### Location

The site occupies a prominent non-estate position in the desirable village of Over, located about 11 miles north west of Cambridge and ideally located for major road links. The village has a variety of local amenities including including a primary school, shop, public house, church and cricket club. Further facilities are available in the nearby villages of Willingham and Swavesey.

### Material Information

Tenure- Freehold  
Local Authority- South Cambs District Council  
Council tax band- N/A  
Plot size circa 38m x 12m



Solar Panels



SIDE (SOUTH-EAST) ELEVATION

Buff / Gault facing brickwork  
Blue/Grey natural slate roofing  
White UPVC  
White UPVC  
Black Plastic squareline  
guttering



REAR (NORTH-EAST) ELEVATION

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.

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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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