



West Drive, Highfields Caldecote, CB23 7NY

**CHEFFINS**

## West Drive

Highfields Caldecote,  
CB23 7NY

A modest detached dwelling occupying a generous plot of about 3 acres offering scope for redevelopment subject to the necessary planning consents.

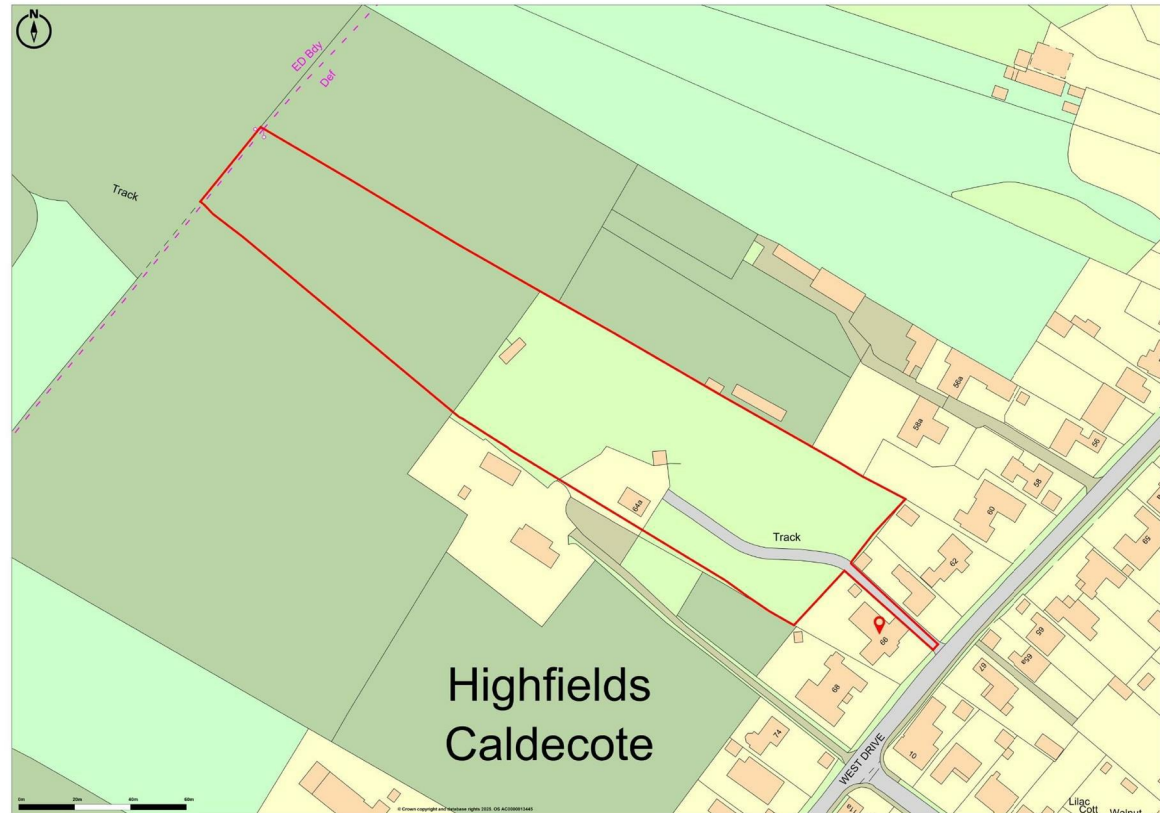
### LOCATION

Highfields Caldecote is a picturesque village approximately 6 miles west of Cambridge. The village has a vibrant community with a village hall and social club, sports pavilion and recreation ground and a number of local shops including a village store, cafe, hairdresser and petrol station with a local butchers and bakery. There is a village primary school which feeds to Comberton Village College which is Ofsted rated "Outstanding". The A428 is close by and leads to the A14 and M11 providing a convenient link for commuters.



**Guide Price £400,000**

**64A West Drive, Highfields Caldecote, Cambridge, CB23 7NY**



**Promap**  
LANDMARK INFORMATION

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Printed Scale - 1:1250 Paper Size - A3

**CHEFFINS**

SCALE 1:1250 @A3

A unique opportunity to acquire a modest detached dwelling occupying an extensive plot of about 3.33 acre (STS)

## Planning

23/04628/CLUED

Certificate of lawfulness under S191 for an existing use for a structure that has been used as a dwellinghouse (Class C3) in excess of 10 years along with residential garden space surrounding the dwelling, which has been in use as associated residential curtilage in excess of 10 years and a shed within the garden area.

## AGENTS NOTES CAMBS

Tenure - Freehold

Council Tax Band - A

Number & Types of Room - Please refer to floor plan

Services- Mains electricity, water and drainage

Heating- Open fire

Broadband access- None

Construction- Steel with asbestos

Flood Risk - No

Conservation Area - No

Planning Permission - None





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Tenure – Freehold  
Council Tax Band – A  
Local Authority – SCDC

**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.

