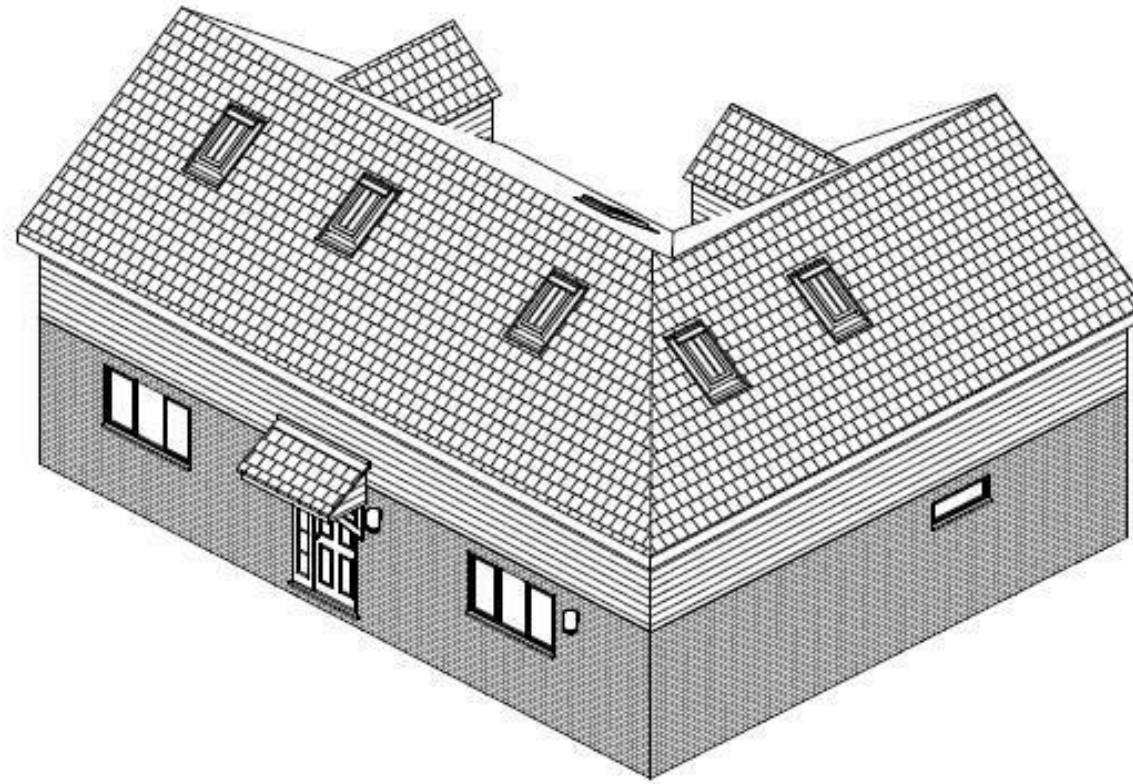


1 Visual 1



# Boxworth Road

Elsworth,  
CB23 4JQ


A single building plot with detailed consent for the erection of a detached dwelling under planning reference: 21/04315/FUL

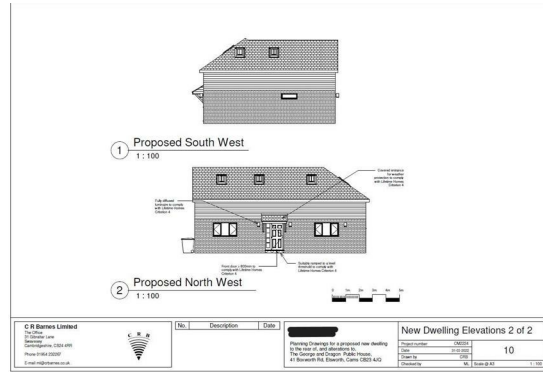
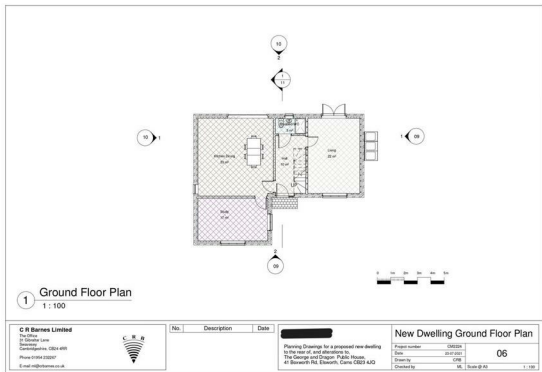
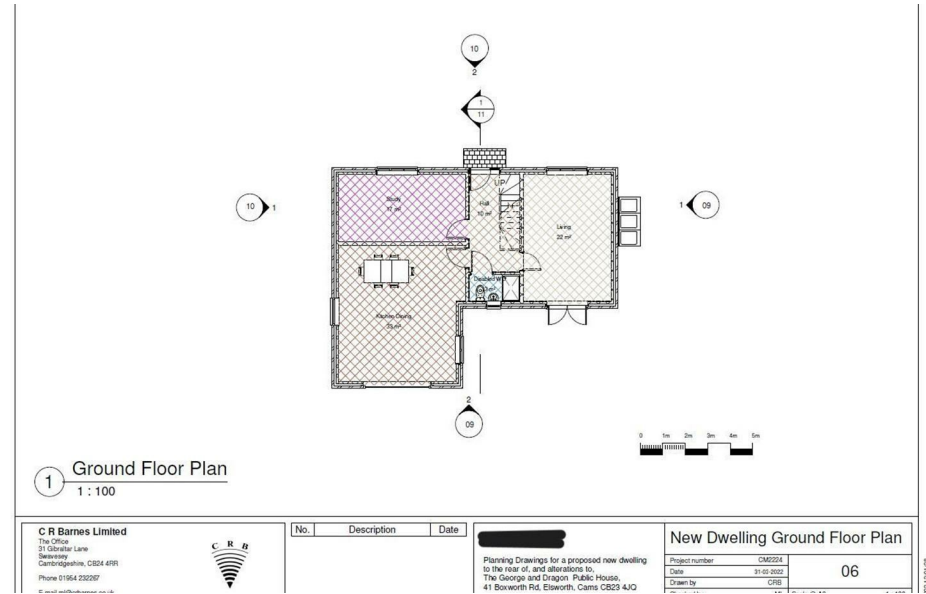
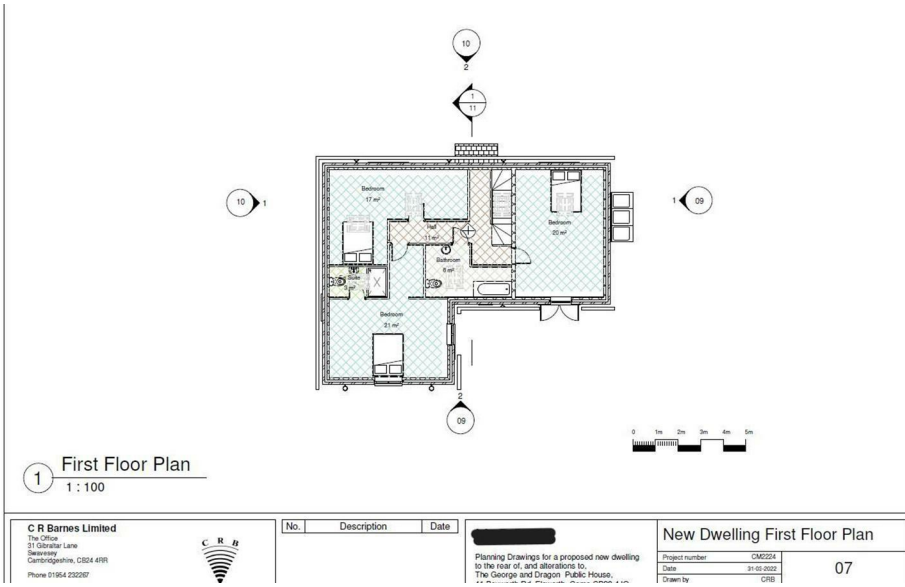




**Guide Price £200,000**



<b>C R Barnes Limited</b> The Office 31 Gibraltar Lane Sawley Cambridgeshire, CB24 4RR Phone 01954 232267 E-mail ml@crbarnes.co.uk		No.	Description	Date	Planning Drawings for a proposed new dwelling to the rear of, and alterations to, The George and Dragon Public House, 41 Boxworth Rd, Elsworth, Cams CB23 4JQ	<b>New Dwelling Elevations 1 of 2</b>	
						Project number: CM2224 Date: 31-03-2022 Drawn by: CRB Checked by: ML	09 Scale @ A3 1 : 100



A single building plot with detailed planning consent under planning reference 22/03219/FUL

Erection of a 3 bedroom detached dwelling extending to circa 166 sq.m ( 1,786 sq.ft) to the rear of the George and Dragon Public House along with car parking allocation at 41 Boxworth Road Elsworth CB23 4JQ

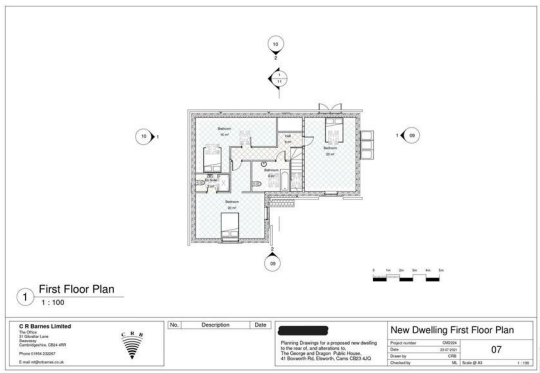
## LOCATION

The highly sought after village of Elsworth is located about 10 miles

from the university city of Cambridge and is well placed for access to major routes including the A428 and A14. Elsworth has its own primary school, and local pub/restaurant and stores/ post office. Secondary schooling is available in nearby Swavesey Village College.

## MATERIAL INFORMATION

Tenure - Freehold  
Council Tax Band - To Be Assessed



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

Guide Price £200,000

Tenure - Freehold

Council Tax Band - New Build

Local Authority - South Cambridgeshire

District Council

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.