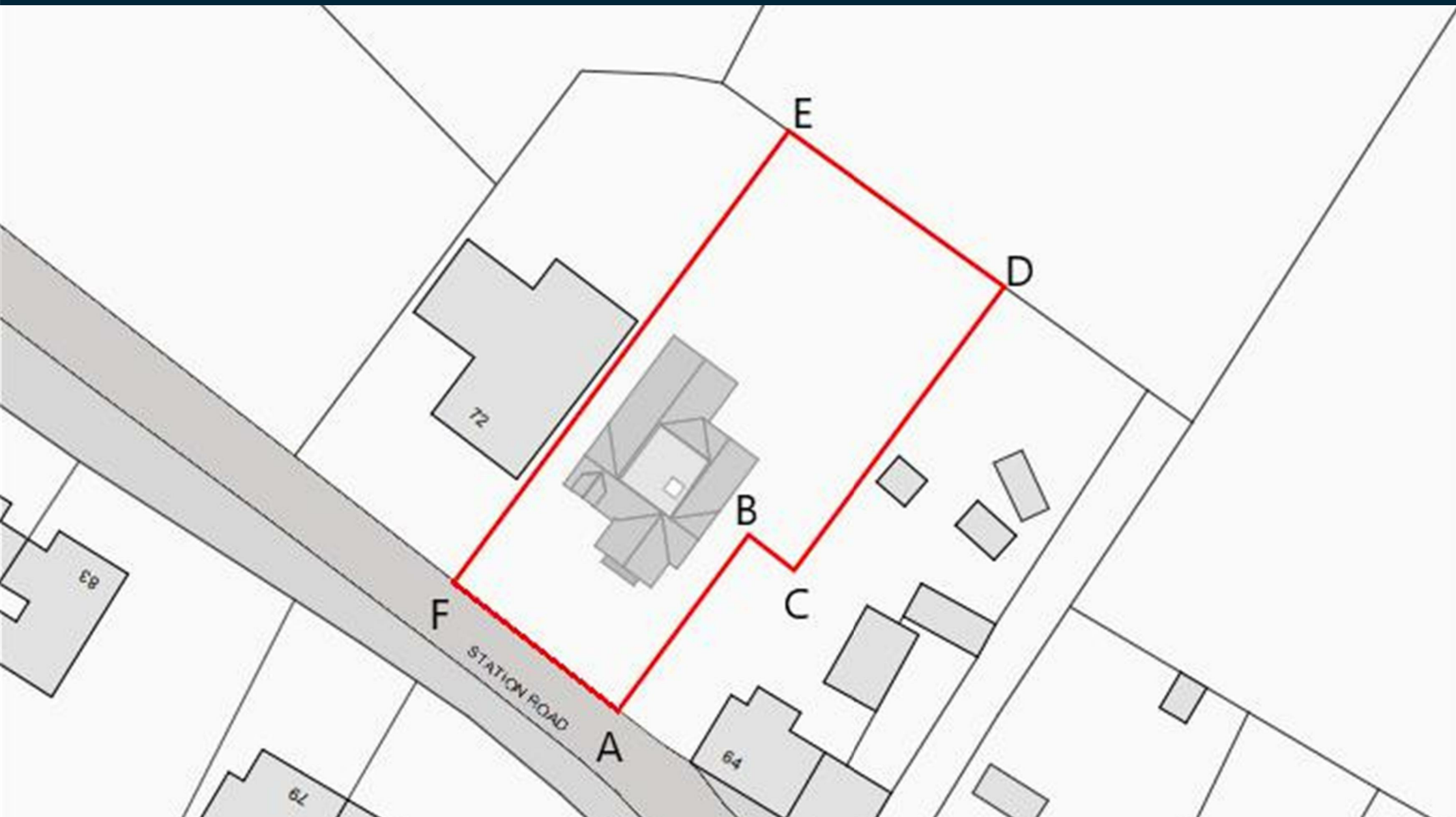


# RESIDENTIAL DEVELOPMENT OPPORTUNITY

STATION ROAD, STOW-CUM-QUY, CAMBRIDGE, CB25 9AJ

**CHEFFINS**



## RESIDENTIAL DEVELOPMENT OPPORTUNITY, STATION ROAD, STOW-CUM-QUY, CAMBRIDGE, CB25 9AJ

**AN EXCELLENT OPPORTUNITY TO PURCHASE A RESIDENTIAL DEVELOPMENT PLOT IN THE VILLAGE OF STOW-CUM-QUY WITH PLANNING CONSENT FOR THE ERECTION OF A DETACHED FOUR BEDROOM HOUSE**

**FOR SALE BY PRIVATE TREATY - GUIDE PRICE £275,000**

- Residential Development Opportunity
- Planning Consent For a 4 Bedroom Detached House
- Plot extending to approximately 0.21 acres
- Freehold with Vacant Possession

### LOCATION

Stow-cum-Quy is a small village that is situated 5 miles from the centre of the university city of Cambridge with a public house and post office. Stow-cum-Quy is situated to the north of junction 35 of the A14 which provides excellent access to Cambridge, London and beyond.



## Description

The site comprises a mature plot extending to approximately 0.085 ha (0.21 acres) and is accessed directly off Station Road.

## Planning

Full Planning Permission was granted on 11th September 2024 (ref: 24/00805/FUL) for the erection of a single dwelling and associated infrastructure works.

The approved drawings provide for the construction of a four bedroom house over two storeys extending to approximately 2,200 square feet with an off road parking area for two cars to the front of the dwelling. Copies of the planning documents are available from the Agents or can be viewed on South Cambridgeshire District Council's planning website.

## Services

Mains electricity, water and drainage are available and purchasers should make their own investigations into the location and suitability of these services.

## Tenure and Possession

Freehold with vacant possession.

## Covenants

1. The purchaser will develop the property in accordance with the planning permission ref. 24/00805/FUL and any alterations to the approved planning permission will require the consent of the Vendor.
2. It will be the responsibility of the purchaser to maintain in perpetuity the fences between the points marked A - B - C - D and E - F.

## Postcode and What3Words

Postcode - CB25 9AJ

What3Words - ///figure.chills.aliens

## Local Authority

South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Great Cambourne, Cambourne, Cambridge CB23 6EA

## VAT

The land is not registered for VAT. However, if the sale of the property or any right attached to it is deemed a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the sale price.

## Plans and Areas

Plans attached to the particulars are based upon Ordnance Survey and are for identification purposes only.

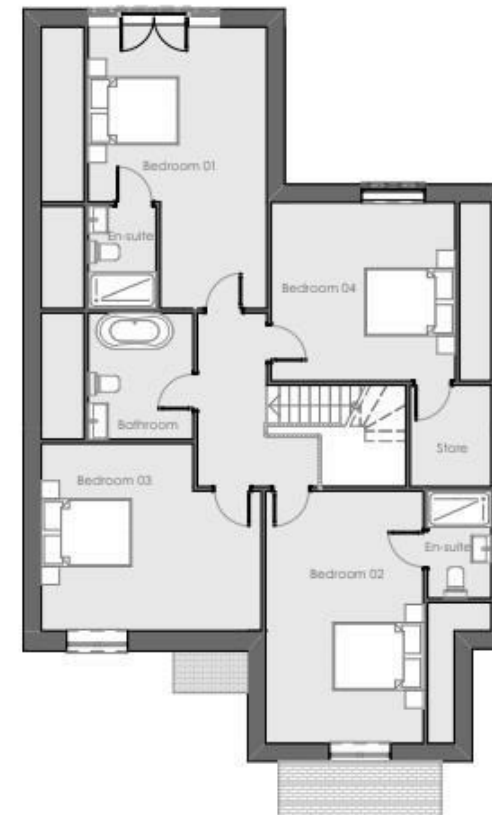
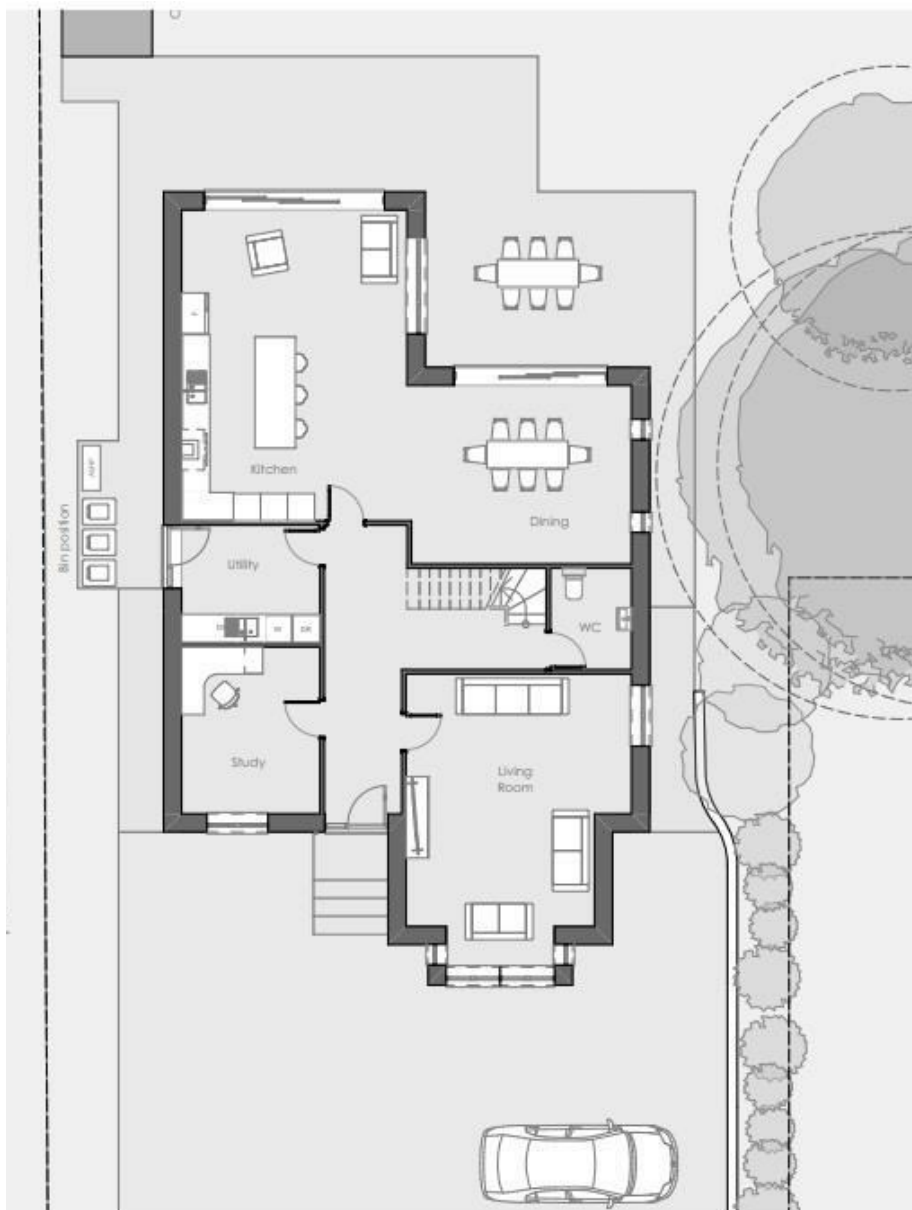
## Anti-Money Laundering Regulations

Buyers will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to solicitors being instructed.

## Viewings

Viewings are strictly by appointment with the Agents:  
Cheffins, 25 Market Place, Ely, Cambs, CB7 4NP.  
Tel: 01353 654900  
Email [jonathan.stiff@cheffins.co.uk](mailto:jonathan.stiff@cheffins.co.uk)  
Email [andrew.amey@cheffins.co.uk](mailto:andrew.amey@cheffins.co.uk)





**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.

25 Market Place, Ely, CB7 4NP | 01353 662405 | [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.

