

Building Plot, High Street, Burwell

Pocock + Shaw

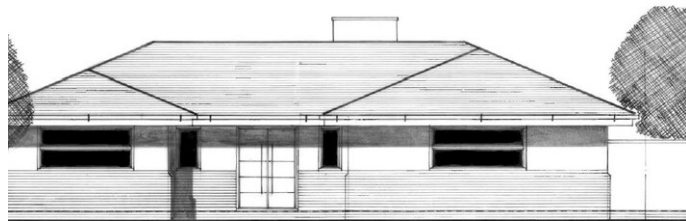
27a High Street  
Burwell  
Cambridgeshire  
CB25 0HD

An exciting opportunity to acquire an expansive plot spanning nearly half an acre, nestled in the sought-after village of Burwell.

This unique opportunity comes with planning consent for a detached family 4 bedroom house and a 3 bedroom bungalow, alongside a generously sized original bungalow primed for renovation.

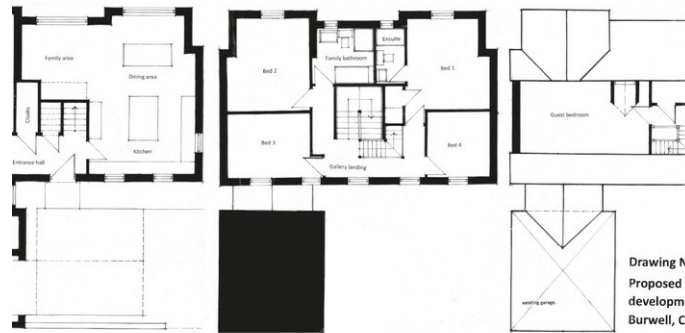
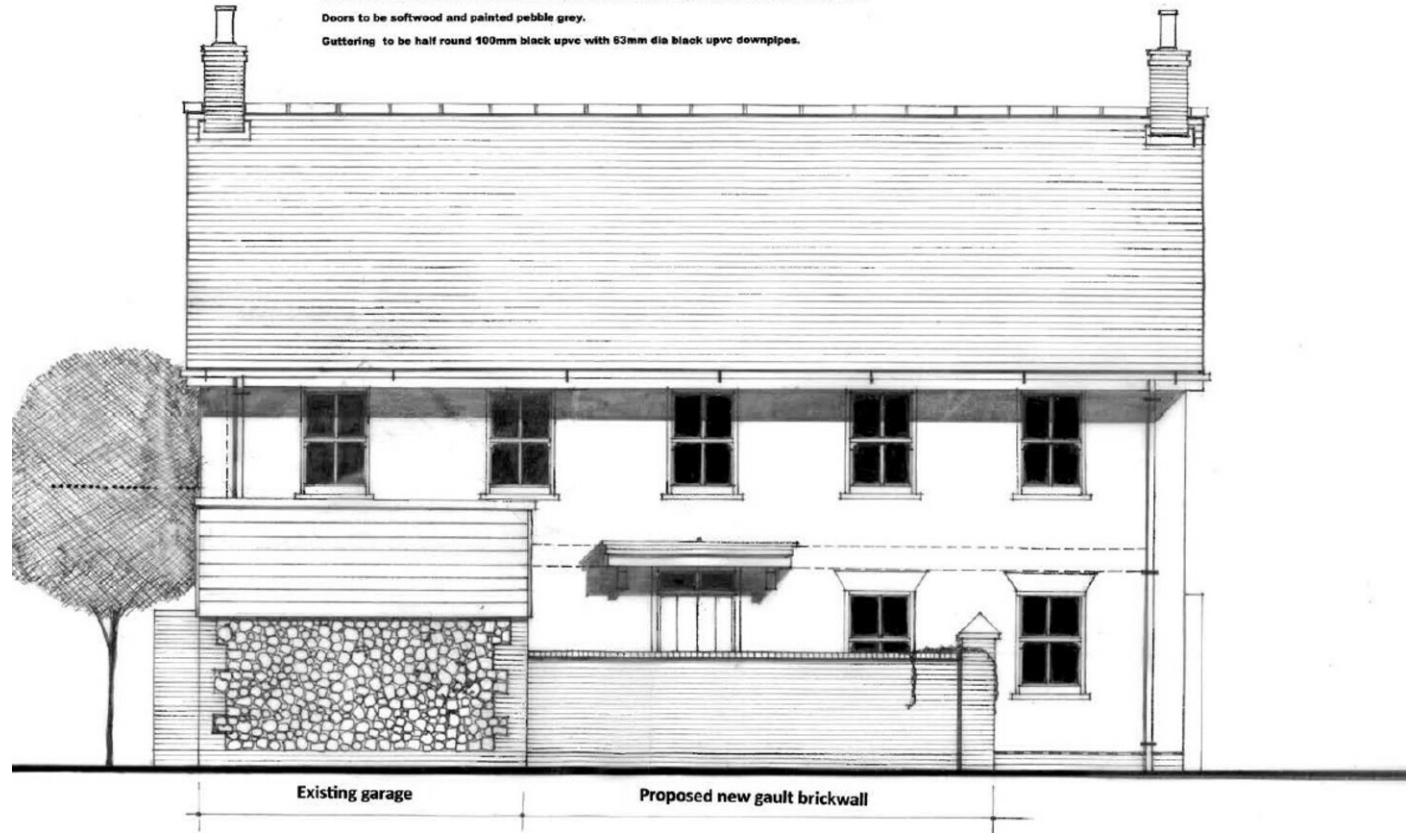
Guide Price £1,200,000

**PLOT TWO EXTERNAL FINISHES AND DESIGN FEATURES**  
 Roof to be finished in natural slates, with a 600mm eaves overhang as shown.  
 Guttering and downpipes to be square section black upvc.  
 Walls to be gault coloured brickwork and painted render panels.  
 Windows and doors to be factory finished timber.  
 Guttering and downpipes to be square section black upvc.



**PLOT ONE EXTERNAL FINISHES AND DESIGN FEATURES**

Roof to be finished in natural slates  
 Walls to be finished with gault brickwork laid in Flemish bond / snapped headers with a lime rich mortar.  
 Windows to be traditional softwood sash windows / casement windows painted pebble grey.  
 Concrete stone heads over all windows and doors as shown windows to have concrete slip cills.  
 Doors to be softwood and painted pebble grey.  
 Guttering to be half round 100mm black upvc with 63mm dia black upvc downpipes.



Existing floor plan.

Proposed first floor plan.

Drawing No  
Proposed R  
developme  
Burwell, Cai

Proposed s  
Proposed fl  
one. 1: 50 @



Burwell is situated in pleasant countryside approximately eleven miles north east of the university city of Cambridge and some four and a half miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses and there is an excellent range of facilities including a primary school, doctors surgery, dentist, various shops catering for everyday requirements, a church, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 dual carriageway which interconnects with many of the regions traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge into London's Liverpool Street and King's Cross Stations.

This freehold building plot is understood to occupy about 0.46 of an acre and has planning consent (planning reference number 23/00871/FUL) for two new dwellings and the renovation of the existing detached bungalow. The two new dwellings have been designed to enhance and compliment their natural surroundings yet offer stylish accommodation fitting for modern living.

**Plot 1** is located at the entrance to the site and is a detached four bedroom house arranged over three levels. It is understood to provide approximately 2500 sq ft of accommodation.

**Plot 2** is located at the rear of the site and is a detached three bedroom bungalow,

understood to provide approximately 1600 sq ft of accommodation.

**The existing bungalow** is again detached and offers three bedroom accommodation extending to about 1400sq ft. The purchaser will be responsible for complying with all the relevant conditions of the planning approval and for the satisfactory discharge of all conditions involved.

The purchaser will be responsible for any CIL payments.

Other associated documents can be viewed online through East Cambs District Council website.

The vendor has had the scheme costed for building and this information is available to interested applications.

### LOCAL AUTHORITY

East Cambridgeshire District Council 01353 665555

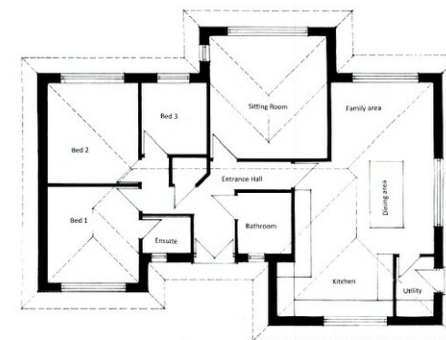
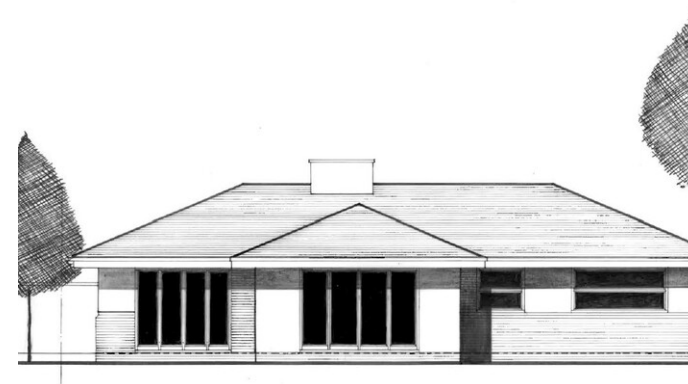
### Tenure

The property is freehold.

### Services

Mains water, drainage and electricity are connected.

The property is in Burwell High Town Conservation area and the property is in a low flood risk area.

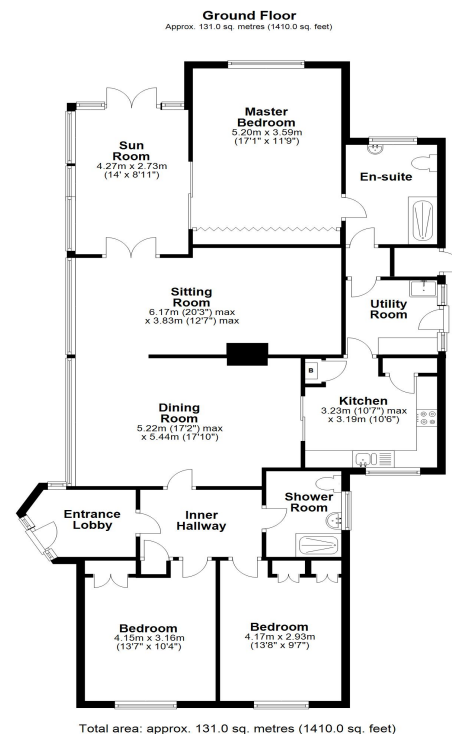


Proposed ground floor plan  
Plot two 1:50 @ A1.  
Drawing No B - 1068 - 10



**Council Tax Band:** The current property is in band B West Suffolk District Council

**Viewing:** Site visits to be undertaken during normal business hours following an appointment being arranged with the office, confirming your details with the time and day you wish to visit. Viewings need to be accompanied.



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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