



## 5 FULLY SERVICED SELF-BUILD PLOTS

Fox Road, Bourn, South Cambridgeshire

Plot Areas from 0.17 to 0.28 Acres | Outline Planning Consent | Well Regarded Location | Cambridge within 10 Miles

**BROWN & CO**

## LOCATION

The site is situated just to the west of the village of Bourn. The scheme is conveniently positioned for road links via A1198, A10 and A1 (M) (North/South) with good access to the A428 and A14 (East/West). Rail links are via Royston Mainline Station (20 mins away) with high-speed services to London King's Cross (43 mins).

The village of Bourn is well regarded locally and offers two award winning pubs/restaurants, doctors' surgery, primary school, post office and general stores. Bourn is home of the Wysing Art Centre and the outstanding Cambridge Country Club which offers an 18-hole golf course, restaurant, modern fitness gym, swimming pool and Spa. Further leisure, education and employment opportunities are to be found in Cambridge which is approx. 20 minutes away and is served by a regular bus service.

## THE SCHEME

Access is from Fox Road via a Private driveway leading to the 5 individual Freehold plots.

The plots are well screened from the highway by mature trees and hedge boundaries with timber post and rail boundary fencing.

## PLOT SCHEDULE

Plot No.	Indicative Dwelling GIA (sq ft)	Plot Area (Ha)	Plot Area (Acres)
1	2500*	0.084	0.21
2	2000*	0.068	0.17
3	2000*	0.068	0.17
4	3000*	0.113	0.28
5	3000*	0.109	0.27

\* The indicative dwelling GIA above are based on the presumption of the removal of planning condition 13.

## PLANNING PERMISSION

The plots are to be sold with outline planning permission granted by the LPA under application no. 23/02752/OUT.

Please note a Section 73 application under no: 24/02169/S73 has been submitted to remove Planning condition 13 (restriction of internal space and garaging of each individual dwelling). The LPA have confirmed a resolution to grant permission for the removal of condition 13 with the formal decision notice currently awaited.

A further condition of the planning consent restricts the occupation to self-build or custom builds only. Buyers will be required to be registered with the South Cambridgeshire Council Self Build and Custom Build Register and to comply with the terms of the registration. These are not particularly onerous however it should be noted the original buyer will be required to occupy the property for a period of 3 years following first occupation. Further information can be found at –

<https://www.scambs.gov.uk/planning/self-build-and-custom-build-property-register>

All the pre-commencement conditions attached to the outline planning consent have been submitted by the seller. Discharge notices are currently awaited.

The submission of the Reserved Matters application dealing with the design and details of the individual plots will be the obligation of each purchaser and are only to be submitted following the exchange of unconditional contracts.

## SERVICES

Electricity, mains water and telecoms media ducts have been laid on site in preparation for the individual purchasers to arrange with the utility supplies for the connection and installation of meters to their chosen plot. (This will be at the purchasers' expense).

## DESIGN CODE

A Design Guide is to be prepared to provide guidance to plot owners and their architects on matters including dwelling heights, building line, materials, boundary treatment, etc. whilst leaving Buyer's scope to build a style and size of dwelling tailored to their individual needs and preferences (subject of course to complying with the requirements of the local planning authority).

## RESIDENTIAL MANAGEMENT COMPANY

Details to follow.

## DEVELOPMENT INFORMATION PACK

A Development Information Pack will be available upon request containing relevant planning documentation, surveys, plans and other relevant information.

## RIGHTS, EASEMENTS AND RESTRICTIONS

The land is sold subject to and with the benefit of all public rights

and private rights of way, light, drainage, overhead cable, and other easements and restrictions or obligations that exist whether the same are described in the particulars.

## GUIDE PRICE

Guide prices are from £325,000. Please enquire for further information.

## VAT

It is understood that VAT is not payable on the sale.

## WHAT3WORDS

///vertical.ethic.jobs

## VIEWING

Access to the site is available during daylight hours to applicants holding a set of these particulars in hand.

The Post Code has yet to be allocated however the nearest Post Code is CB23 2TY.

Contact –

Tim Davies

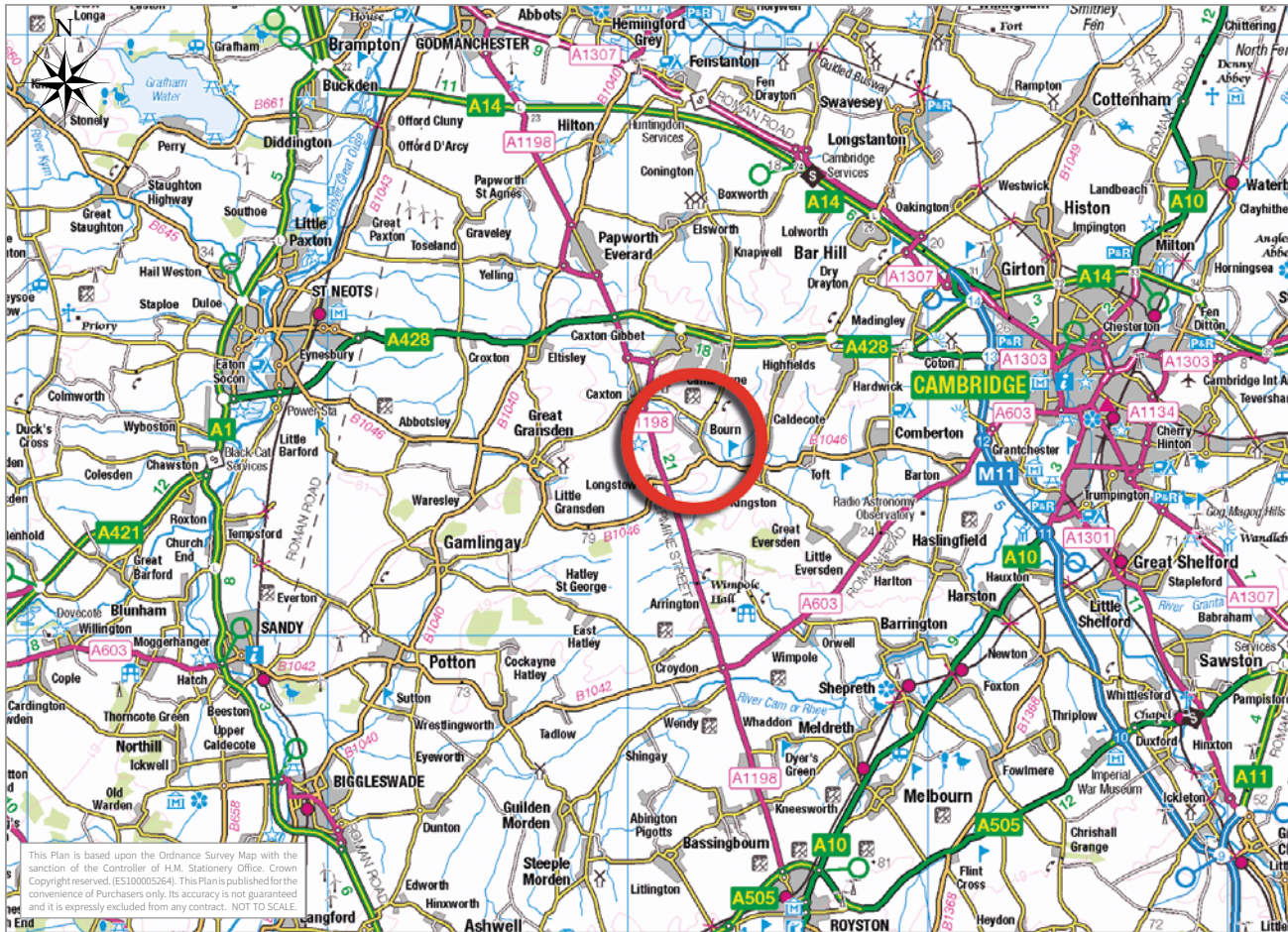
T: 01480 213811

E: tim.davies@brown-co.com

## HEALTH AND SAFETY

Neither the seller or the agent is responsible for the safety of those attending on site and accordingly those viewing the plots, do so at their own risk.





**IMPORTANT NOTICES**

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in November 2024.

The Fairways, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire MK44 3AL  
 01480 213811 | [stneots@brown-co.com](mailto:stneots@brown-co.com)

