

Building plots adjacent to 17 Leetes Lane, Little Eversden, Cambridge CB23 1HH



A rare opportunity to purchase a plot of 0.3 acres offered with detailed planning consent for two detached single storey, four bedroom homes each of around 1919 sqft (178.3 sqm) backing on to paddock land.

Guide Price £500,000 Freehold



LOCATION

Little Eversden is located about 7 miles to the south-west of Cambridge, surrounded by undulating countryside. There is easy access to the M11 at Junction 12 to the north-east and to the fast rail service to London King's Cross from Royston mainline station, approximately 10 miles to the south. Village facilities include a doctor's surgery, and a local pub/restaurant. The nearby village of Comberton has primary schooling and a highly regarded village college and sixth form.

PLANNING

Detailed planning consent was granted for the 'Erection of two detached, single storey dwellings along with new accesses' by South Cambridgeshire District Council Ref 23/02643/FUL on 30th August 2023. The planning documents and plans referred to are available from the Greater Cambridge shared planning website (www.greatercambridgeplanning.org) or on request from our offices.

The plot of about 0.3 acres (edged in red on the attached site plan), has detailed consent for the erection of two detached contemporary designed single storey properties each with living roof, gardens and parking. The plot is accessed directly from Leetes Lane and the consent allows for two new accesses through the existing hedge line.

Each property once built will offer generous accommodation set across one floor and comprising: entrance hall, open plan kitchen/dining/family room, separate living room, utility room, four double bedrooms, two en-suite facilities, family bathroom.

The properties will each further benefit from heating via an Air-source heat pump, driveway parking for two cars, with gardens to front, side and rear.

AGENTS NOTE

The consent has been granted for both plots under one consent and will be sold as one. Currently the land is registered on two separate titles.

LEGAL REQUIREMENTS/HEADS OF TERMS

The buyer and seller will enter into a series of conditions as follows.

1. The seller will require the buyer to enter into a covenant to build the properties as consented. If they wish to make any adjustments to this, they will need the seller's specific consent.
2. The sellers will covenant that the site can only have single storey properties constructed to reduce the impact on No.17 (edged blue on the attached plan) and neighbouring houses.
3. The buyer will covenant not to allow any form of temporary accommodation on the site whilst the house is being constructed.
4. The buyer is responsible at their own cost for the installation of all services.

SERVICES

The buyer should satisfy themselves as to services. It is believed mains waters, drainage and electricity are available within Leetes Lane. There is no gas to the village.

POSTCODE

CB23 1HH

STATUTORY AUTHORITIES

South Cambridgeshire District Council

VIEWING

All viewings are by appointment. Please contact Oliver Hughes 01223 819333 or Kelly Vaughan 01223 919014 for a viewing appointment.

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view, please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



Proposed Elevation



Proposed Layout - Plot 1



GROUND FLOOR- PLOT 1

GI-A- 178.3m² (1,919sq.ft)

Single Storey, 4Bedroom, 8Persons

Proposed Site Plan



Proposed Layout - Plot 2



GROUND FLOOR- PLOT 2

GI-A- 178.3m² (1,919sq.ft)

Single Storey, 4Bedroom, 8Persons



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