

Land adjacent to 39a Victory Way, Cottenham, Cambridge, CB24 8TG
Offers Over: £275,000 Freehold



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01223 323130

AN OPPORTUNITY TO PURCHASE A DEVELOPMENT OPPORTUNITY WITH CONSENT FOR TWO DETACHED SINGLE STOREY DWELLINGS OFFERING GENEROUS ACCOMMODATION OF AROUND 1,500 SQFT AND 2,000 SQFT SET IN THIS POPULAR VILLAGE.

- A rare opportunity to purchase a plot with detailed planning consent
- Consent to build two detached, three bedroom homes of around 1,500 sqft and 2,000 sqft
- Spacious accommodation across one single storey
- Nicely situated and backing onto paddock land
- Well regarded village
- Planning consent granted: Ref S/2062/15/VC on 18th September 2015

Planning

Detailed planning consent was granted for the "Erection of two bungalows" by South Cambridgeshire District Council Ref S/2062/15/VC on 18th September 2015. 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 site measures around 0.15 hectares (ha) and is currently accessed via an unmade track off the main part of Victory Way, serving as a private drive to nos. 37-39a Victory Way. This access is a single track at present and although used by the public, the access is private with no public rights of way across it. Consent has been granted for the erection of two detached single storey properties each with garage, gardens and parking.

Each property once built will offer generous accommodation of around 1,500 sqft (Plot 1) and 2,000 sqft (Plot 2) set across one floor and comprising: entrance hall, open plan kitchen/dining/living room, utility room, three bedrooms, two en-suite facilities, family bathroom. The properties will each further benefit from a garage and parking, with two courtyard gardens plus garden to the rear.

Location

Cottenham is a large & thriving village located approximately 6 miles north of Cambridge with many excellent facilities including a wide variety of local shops. The village benefits from a Co-operative store, Costcutter, Post Office, greengrocer, hairdresser, car garages and pharmacy. In addition there are two GP surgeries, a dental surgery, library and thriving community centre. Cottenham boasts four public houses and various restaurants including an award-winning Indian restaurant.

Schooling is available nearby at Cottenham Primary School and Cottenham Village College. Cambridge is easily accessible with cycle paths back to the city and the Science/Business parks, a regular Citi 8 bus service and the A14 providing access to the M11 & A1 commuter roads. The Guided Busway can be accessed via the nearby villages of Histon and Oakington.

Agent's Note

The buyer will be responsible for constructing the new access road to a tarmac finish and will have rights of access across the road. The seller is retaining ownership of the road and the parties will have a joint responsibility for the upkeep. The buyer is responsible at their own cost for the installation of all services which are believed to be available in Victory Way, and services have already been connected to the front of the site.

It is understood that electric and water run from Victory Way down the access track – both utilities extended their mains. The sewer connects to the public foul sewer that runs along the rear gardens to the existing dwellings on Victory Way, for which there is an easement in place. All planning conditions were cleared prior to commencement of works, and works have commenced by the installation of garage foundations; therefore the planning has not lapsed.

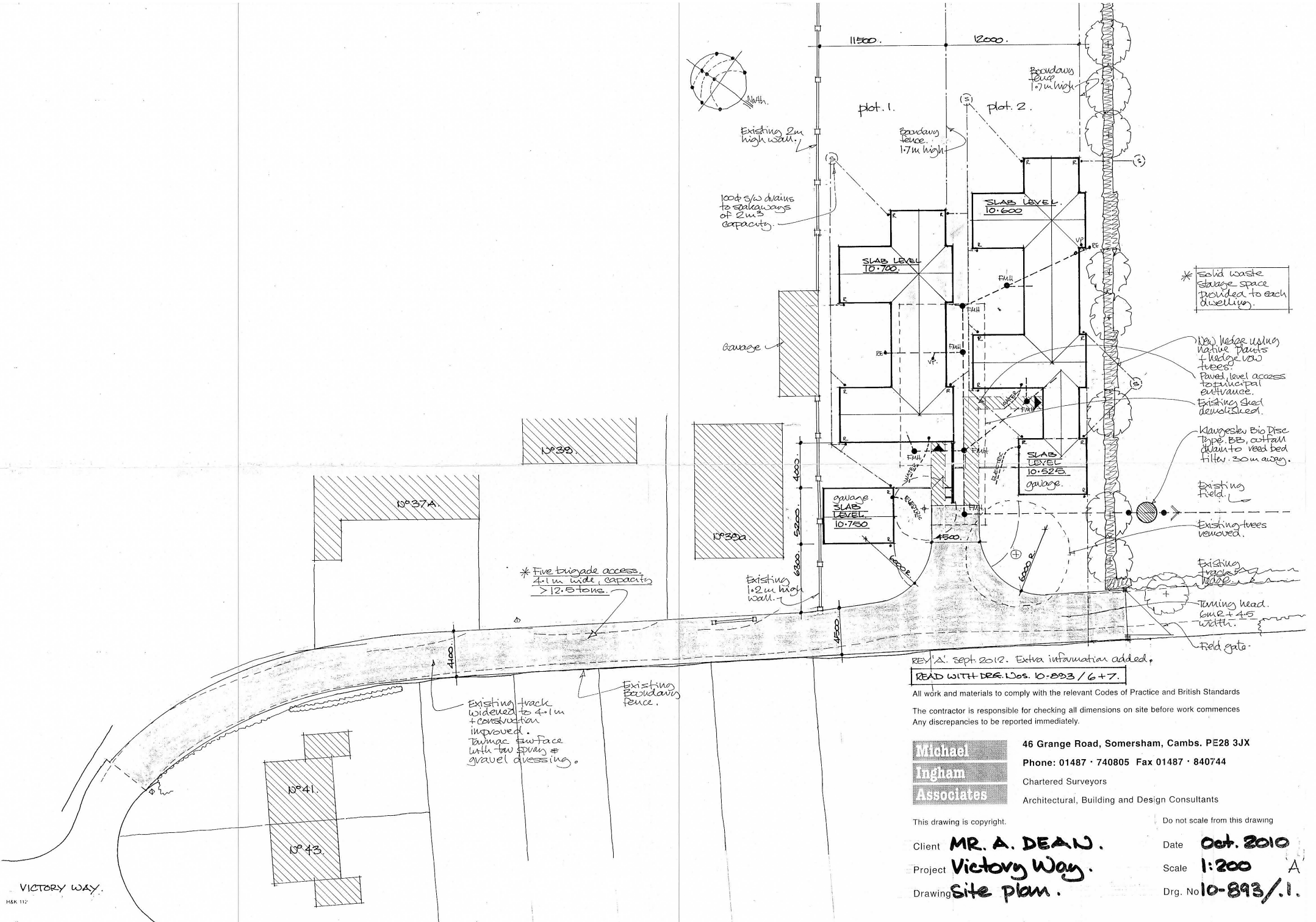
Statutory Authorities

South Cambridgeshire District Council.

Viewing

All viewings are by appointment. Please contact the New Homes department on 01223 800860, option 1 or email newhomes@rah.co.uk

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.



REV. A. Sept. 2012. Extra information added.
 READ WITH DRS. Nos. 10-893/6+7.

All work and materials to comply with the relevant Codes of Practice and British Standards
 The contractor is responsible for checking all dimensions on site before work commences
 Any discrepancies to be reported immediately.

**Michael
 Ingham
 Associates**

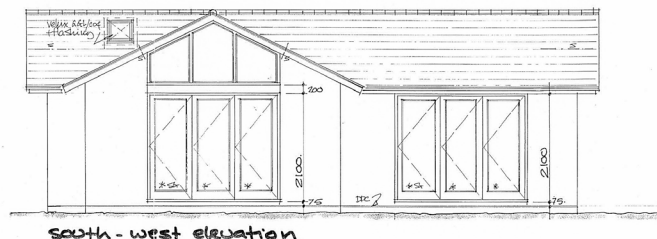
46 Grange Road, Somersham, Cambs. PE28 3JX
 Phone: 01487 740805 Fax 01487 840744
 Chartered Surveyors
 Architectural, Building and Design Consultants

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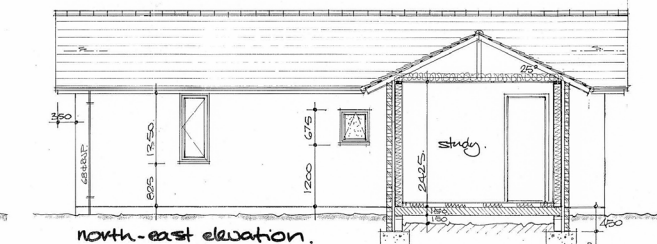
Do not scale from this drawing

Client **MR. A. DEAN.**
 Project **Victory Way.**
 Drawing **Site plan.**

Date **Oct. 2010**
 Scale **1:200**
 Drg. No **10-893/1.**



South - west elevation.



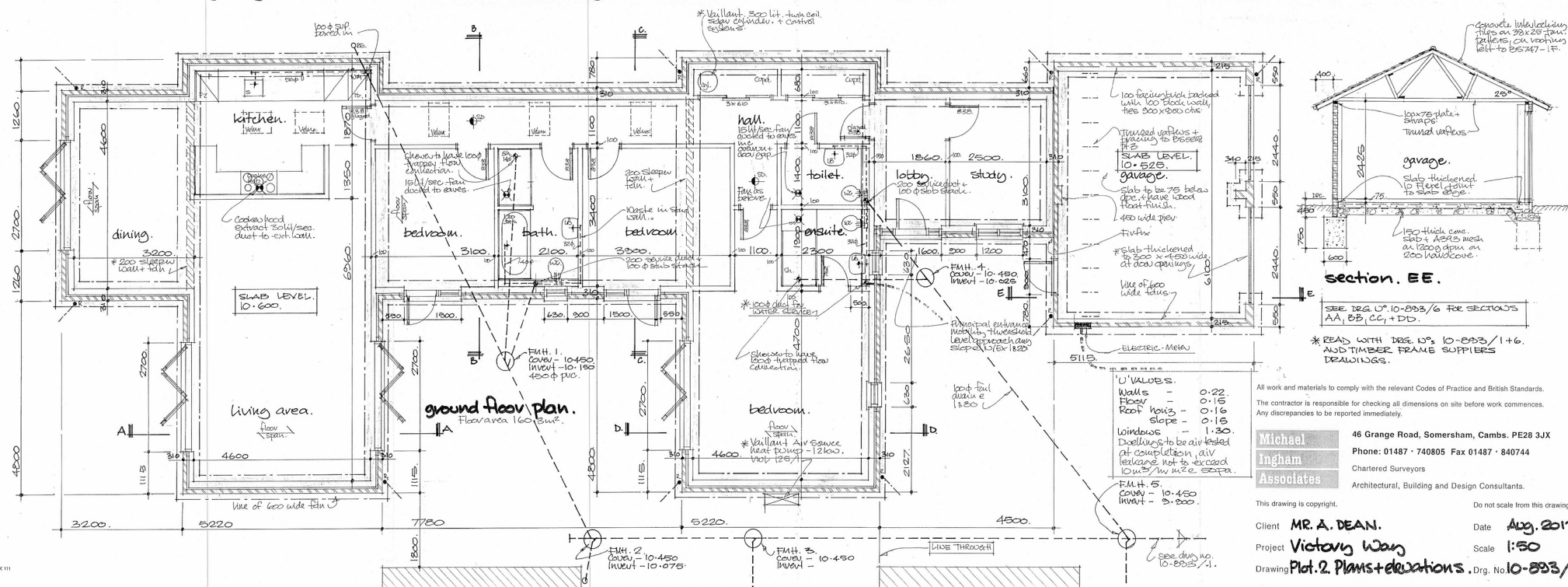
north-east elevation



north-east-gavage.

S.E. + N.W. gavage.

South-west-gavage.



section, EE

SEE DRG. U° 10-893/6 FOR SECTIONS
AA, BB, CC, + DD.

* READ WITH DRG. NO: 10-893/1+6
AND TIMBER FRAME SUPPLIES
DRAWINGS.

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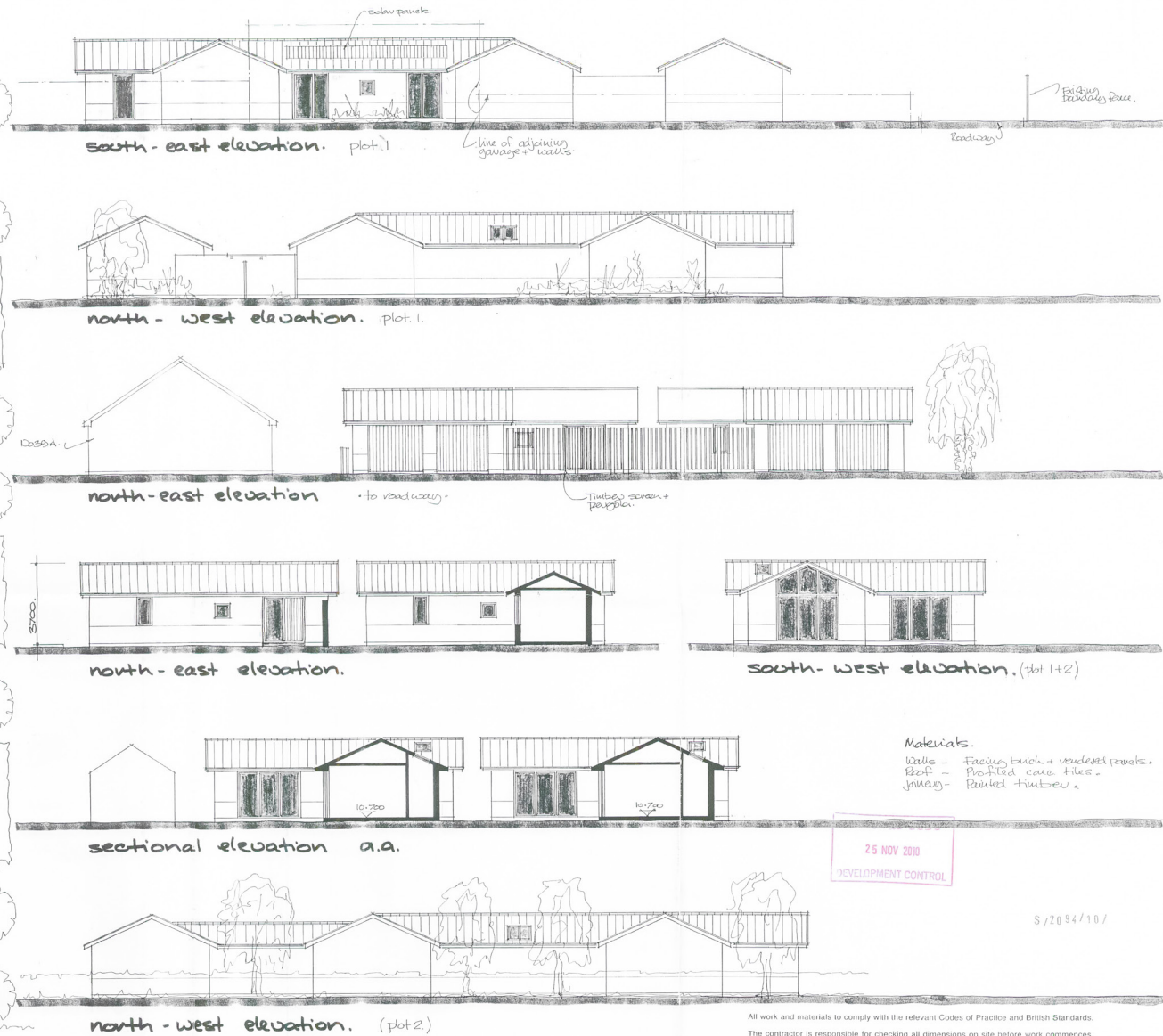
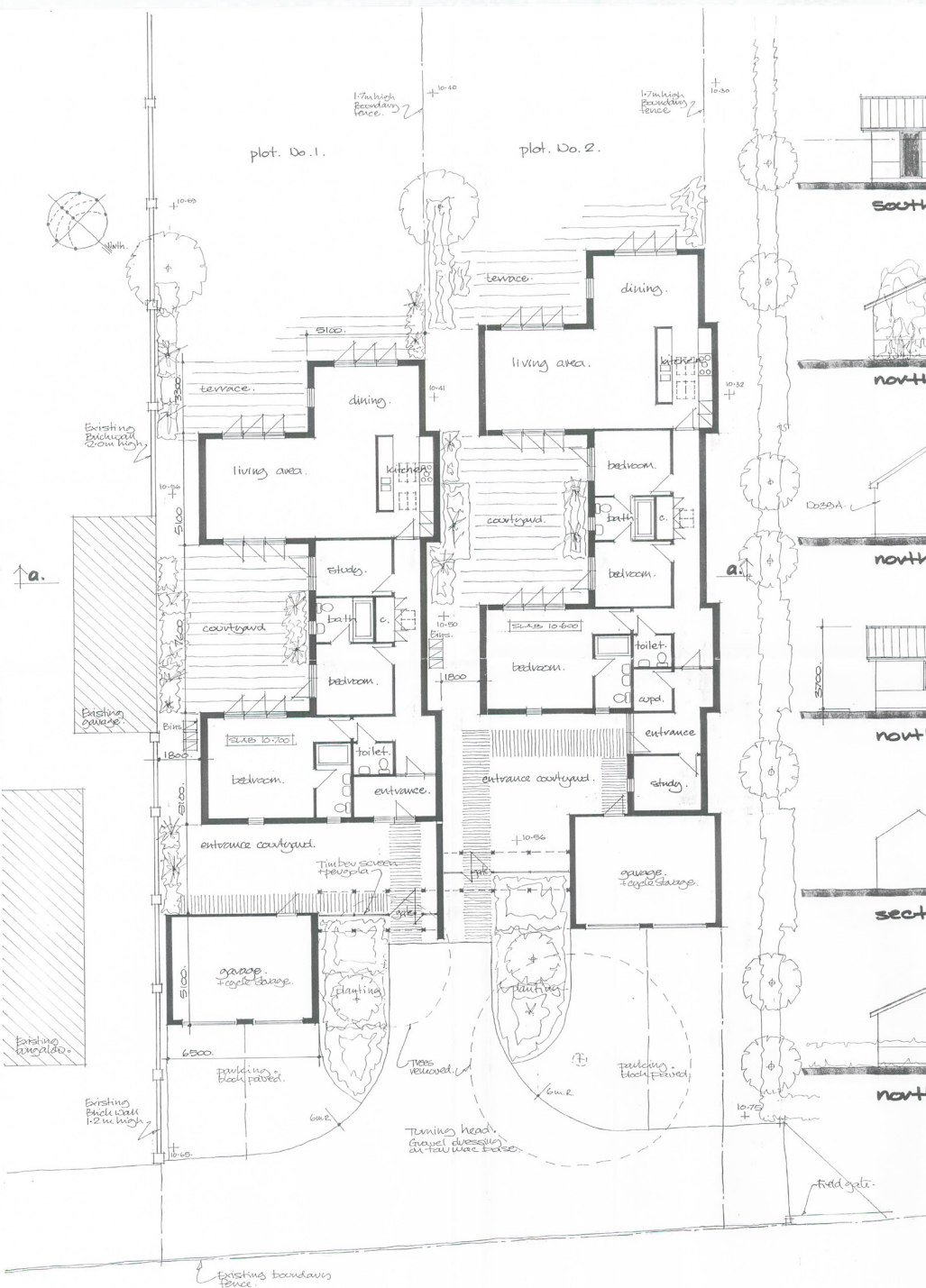
Client **MR. A. DEAN.**

Date Aug. 2012

Project Victory War

Scale 1:50

Drawing Plot. 2. Plans + elevations. Drg. No. 10-893/7.



Materials.

- Walls - Facing brick + veneered panels.
- Roof - Profiled care tiles.
- Joinary - Painted timber.

S / 20 94 / 10 /

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Client **MR. A. DEAN.**

Date Oct 2010

Project Victory Way.

Scale 1:100

Drawing Plans + elevations.

Drg. No. 10-893/2.

