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Residential Development Site (STP) - FOR SALE

Eddisons

Incorporating Barker Storey Matthews



SINGLE PLOT, BROOKFIELD ROAD, PAPWORTH EVERARD, CAMBRIDGESHIRE, CB23 3RL

Price:- OIRO £130,000

Size:- 0.072 ha (0.179 acres)

- Infill residential development opportunity (subject to planning)
- Close to village centre
- Potential for 1 dwelling
- Large rear garden area

LOCATION

Papworth Everard is a village with a population of approximately 3,000 and is located 12 miles west of Cambridge on the A1198 Huntingdon to Royston Road, approximately 1 mile north of the Caxton Gibbet roundabout where the A1198 inter-sects the A428 Bedford to Cambridge Road. As such the village is extremely well located for access to the surrounding centres of Cambridge, Huntingdon, St Neots, Royston and Bedford.

Papworth is historically noted as the site of the famous heart hospital which has recently relocated to Cambridge, and benefits from a wide range of local facilities including the Pendrill Court Retail Parade which incorporates a range of services, coffee shops, takeaways and a library. In addition the village benefits from a number of leisure facilities including play parks, bowls clubs and tennis courts. Generally, the village is considered to be a desirable location with convenient access for several large centres and is an important popular commuter location.

DESCRIPTIONS

The Brookfield site is located on the south side of Brookfield Road and comprises a strip of in-fill land between No.3 and No.6 Brookfield Road and a substantial 'back lot' area to the rear. The site slightly slopes to the rear and whilst the front portion is predominantly grassed, it also includes a single garage.

In total the plot extends to approximately 0.072 ha (0.179 acres).

SERVICES

Mains electricity, water and drainage are understood to be available in the adjacent road, although not currently connected to the site. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

PRICE

Offers are invited in the region of £130,000 for the site with vacant possession.

VAT

We understand that VAT will not be charged on the site.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

PLANNING

The site is not the subject of planning application for the redevelopment. However, the site lies within the Village Framework where development is acceptable in principle. The location is not a Flood Risk Zone or Conservation Area.

After careful consideration of the local context and relevant planning policy, it is considered that the plot is suitable for a single detached bungalow.

Pre-application enquiries have been submitted to South Cambridgeshire District Council for the plot the response to which is available on request from the agents.

VIEWING

Neither the vendors nor their appointed agents, Eddisons incorporating Barker Storey Matthews, will be responsible for any injuries incurred at the property during unaccompanied inspections

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews
150 High Street
Huntingdon
Cambs
PE29 3YH
Contact: Stephen Power
stephen.power@eddisons.com
(01480) 451578

Ref: 7P832(A).V4
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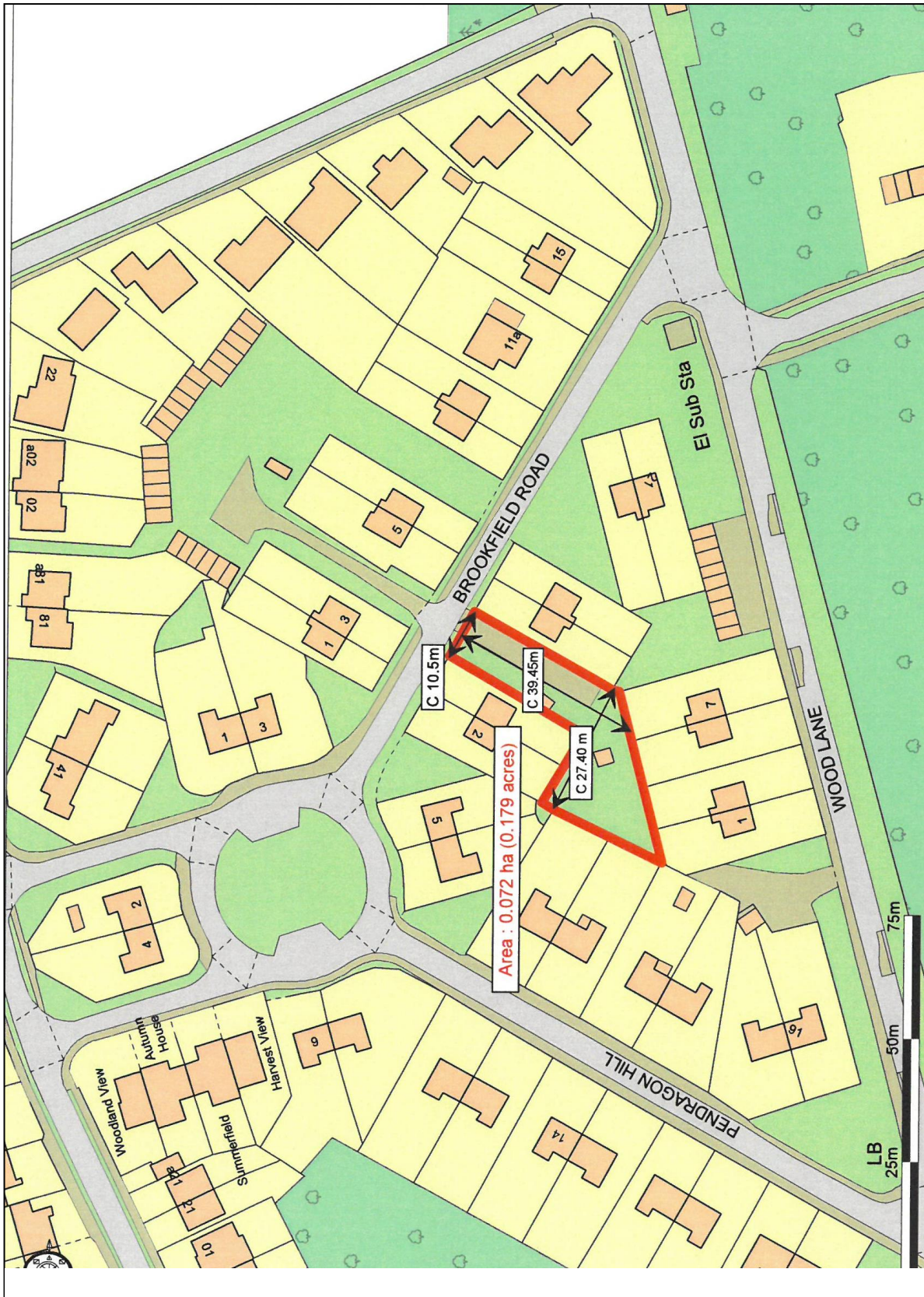
For more information, visit eddisons.com
T: 01480 451578

Important Information

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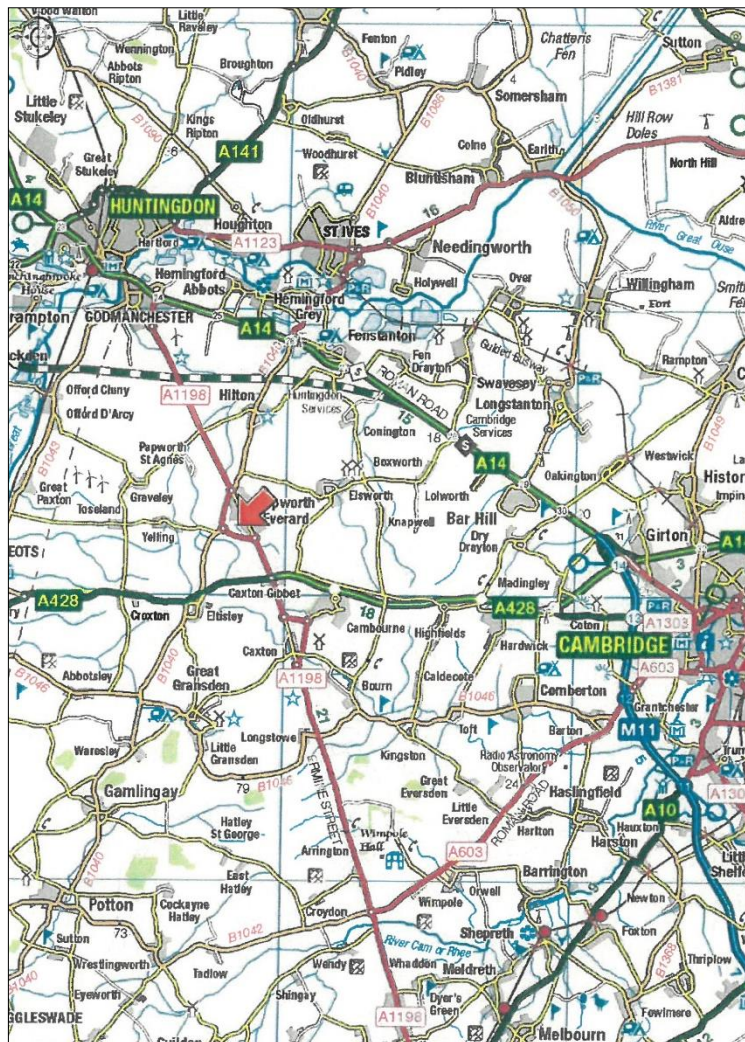
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