



william h brown

Land south-west of 85-91 Rampton Road, Cottenham, Cambridgeshire, CB24 8TJ



Indicative site layout. Not to scale.

LOCATION DETAILS

An opportunity to acquire a freehold site in the Cambridgeshire village of Cottenham (Cambridge 6 miles) with the benefit of outline planning permission for 7 detached dwellings.

Guide Price £950,000

Viewings are to be arranged strictly by prior appointment with William H Brown

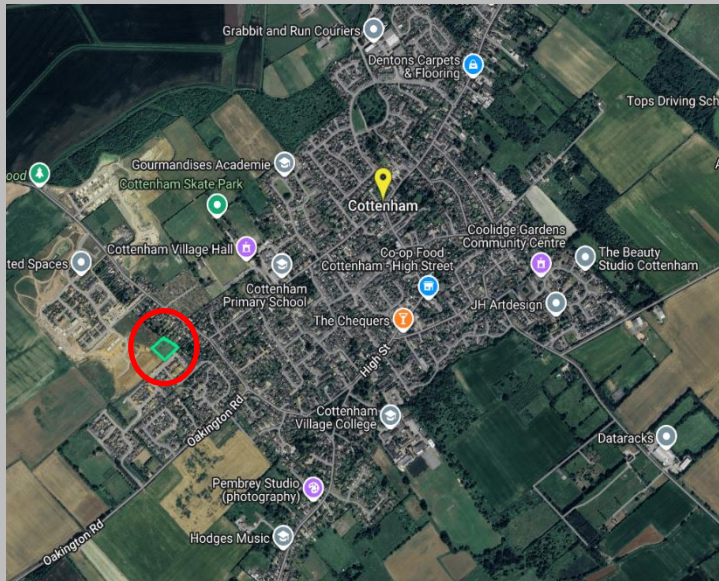
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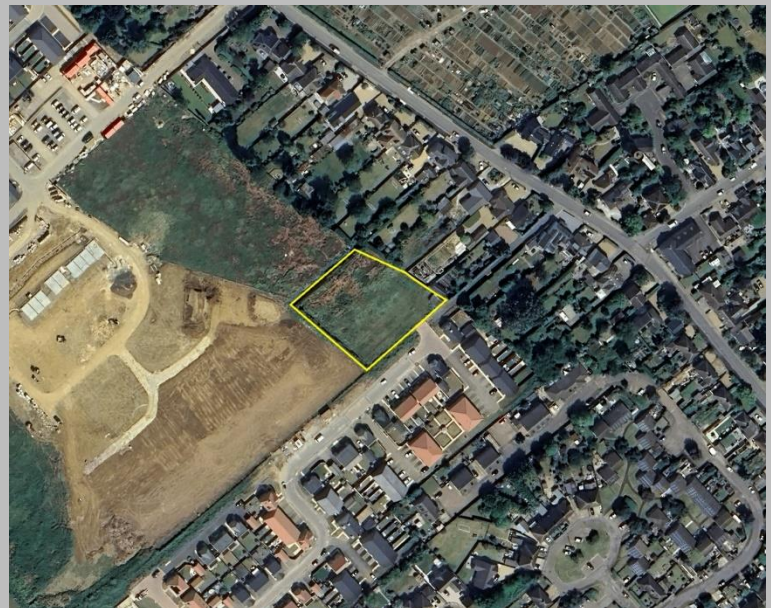
View of the southern boundary and access point.



View of site from south-western corner looking northeast.



Location of site shown within red circle (left of image). For identification purposes only.



Aerial view of site. Not to scale. For identification purposes only.

SITE DESCRIPTION

This approx. 0.71-acre plot of land offers a unique opportunity for development in the south-after village of Cottenham, Cambridge. The village offers a range of amenities as well as commuter links to Cambridge (6 miles), Huntingdon (12 miles) and Peterborough (24 miles).

The site has no current use and comprises of open green space and a small shed in the southeast corner. The site's perimeters consist of hedgerows (to the north and west) and garden fencing (to the east).

The site is accessed via Clarke Close to the south.

For further information contact Michael Roberts on 07543 310191
Email: Michael.Roberts@williamhbrown.co.uk

PLANNING

The site benefits from an outline planning consent (23/01377/OUT) that was granted on 31st October 2023. The permission was for the erection of up to 7 No. self-build dwellings with associated garaging together with access from Clarke Close with all matters reserved except for access.

Please inquire for further details and GDV estimations for the proposed scheme.

VIEWINGS

Viewings are to be arranged strictly by prior appointment with William H Brown.

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