



william h brown

## **Building Plot to the West of Oak Tree Cottage, Cambridge Road, Caxton, Cambridge CB23 3PH**



Aerial view of site. For identification purposes only.

### **LOCATION DETAILS**

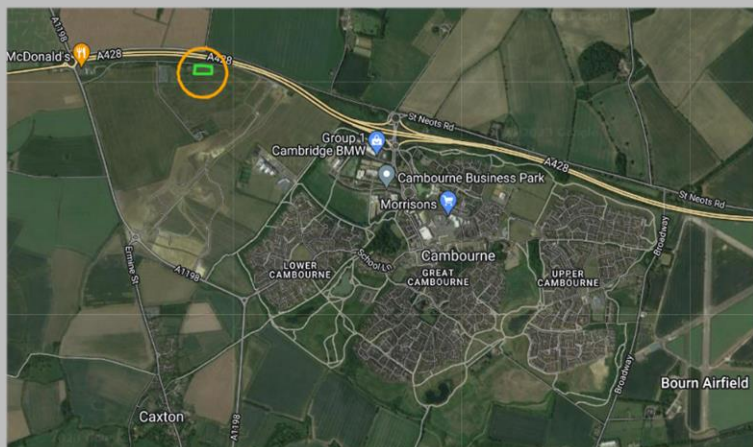
An opportunity to acquire a freehold building plot on the perimeter of Cambourne and Caxton (Cambridge 7.5 miles). The site benefits from an outline planning consent for a detached dwelling and the creation of a new access.

**Guide Price £275,000**

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



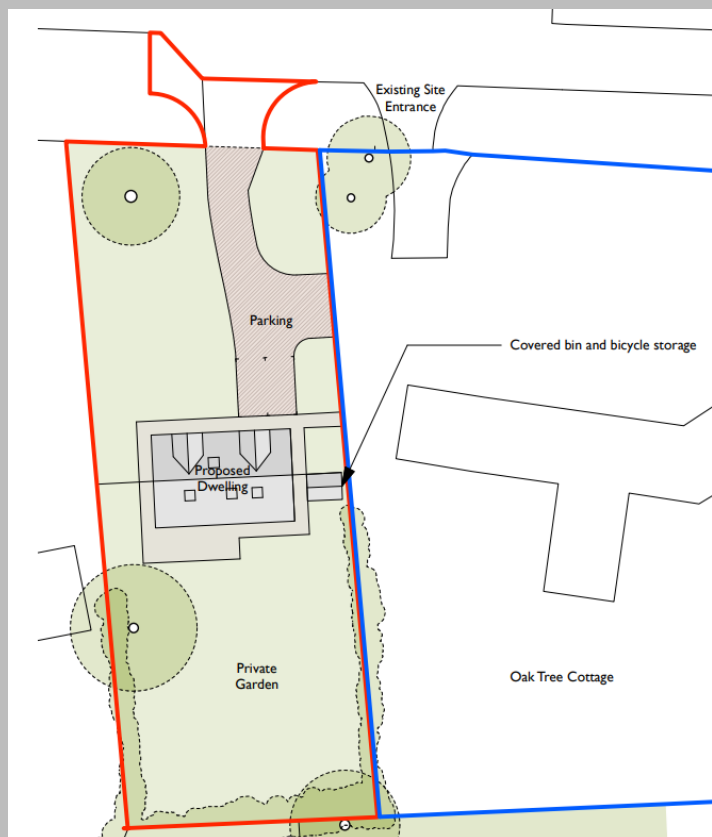
## Building Plot to the West of Oak Tree Cottage, Cambridge Road, Caxton, Cambridge CB23 3PH



Site location. For identification purposes only.



View of the garage on the site. This is to be demolished.



Site plan.



Photo taken whilst stood in front of the garage looking north to where the proposed new access would be.

### SITE DESCRIPTION

The proposed area of development is currently accessed from Cambridge Road via the already established access leading to Oak Tree Cottage. A new access point leading to the building plot is proposed within the planning consent.

Prospective purchasers are advised to satisfy themselves as to the availability of services to the site.

**An additional 5 unit scheme adjacent to the plot are available via separate negotiation. Please enquire for further details.**

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

### PLANNING PERMISSION

The site benefits from planning consent (24/04177/OUT) for the demolition of the garage and the erection of a single dwelling with all matters reserved except access. The site plan shows a private garden to the rear, a sizeable driveway to the front and an external bin and bicycle storage shed.

The consent is viewable using the aforementioned planning reference on the South Cambridgeshire planning portal. GDV calculations are available upon request.

### VIEWINGS

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