



william h brown

**Land to the East of Oak Tree Cottage, Cambridge Road, Caxton,
Cambridge CB23 3PH**



Site outlined in green. Not to scale. For identification purposes only.

LOCATION DETAILS

An opportunity to acquire a freehold site on the perimeter of Cambourne and Caxton (Cambridge 7.5 miles). The site benefits from planning permission for 5 executive dwellings.

Guide Price £1,300,000

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

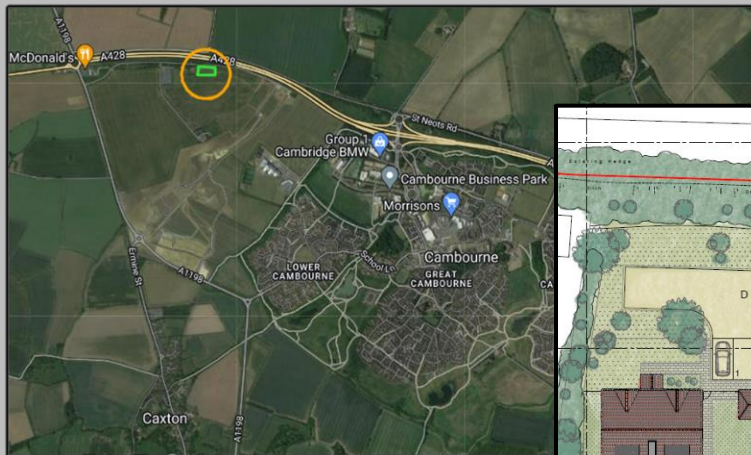
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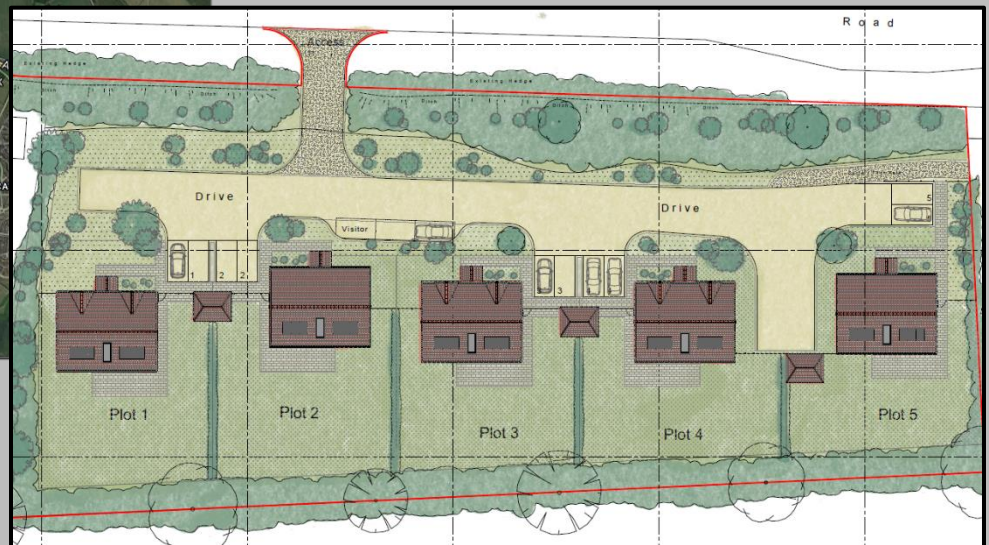
View of site from South-Western Corner.



Not to Scale. For identification purposes only.



Site location. For identification purposes only.



Proposed site plan.

SITE DESCRIPTION

The development site is currently accessed from Cambridge Road via the already established access leading to Oak Tree Cottage. The creation of a new access point leading to the 5 units is proposed and approved within the planning consent.

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

An additional single unit adjacent to the site is available via separate negotiation. Please enquire for further details.

PLANNING PERMISSION

The outline planning consent (22/03802/OUT) is for the erection of 5 units on the east side of the pre-existing dwellings. A reserved matters application for access, appearance, landscaping, layout and scale relating to this consent was granted permission in November 2024 (24/01574/REM).

Planning details are viewable using the aforementioned planning references on the South Cambridgeshire planning portal. GDV calculations are available upon request.

VIEWINGS

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

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

Trading name of Sequence (UK) Limited. If you have instructed another agent the terms and conditions of those instructions must be considered to avoid a possible liability to pay two commissions in addition to any withdrawal fees or disbursements. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.