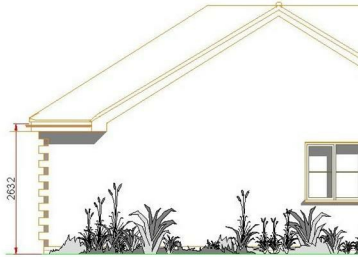
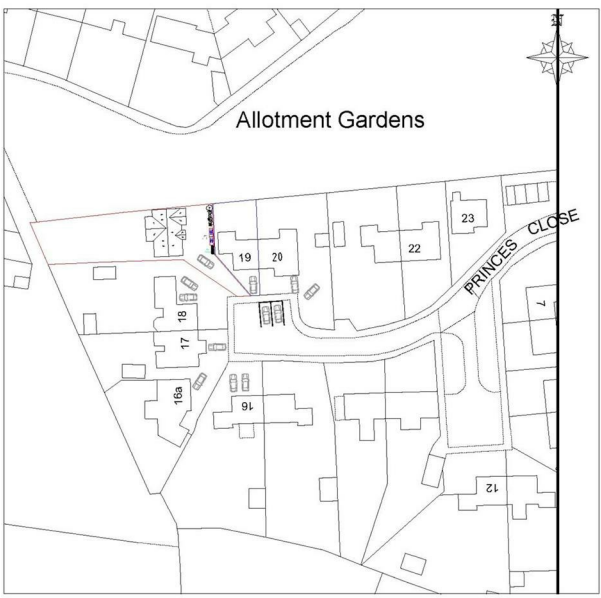
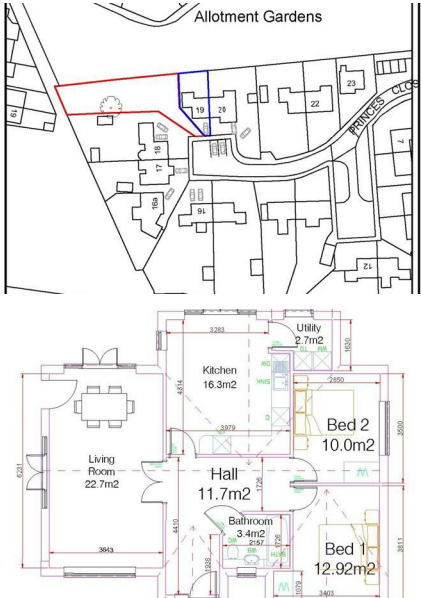


Princes Close, Balsham, Cambridgeshire, CB21 4EE

Guide Price £180,000

Council Tax Band: New Build



A prime opportunity to own a freehold building plot with planning permission for a charming single-storey two-bedroom fully detached bungalow in the desirable village of Balsham. Set in a peaceful and established location, this plot offers an ideal setting for a beautiful new home.

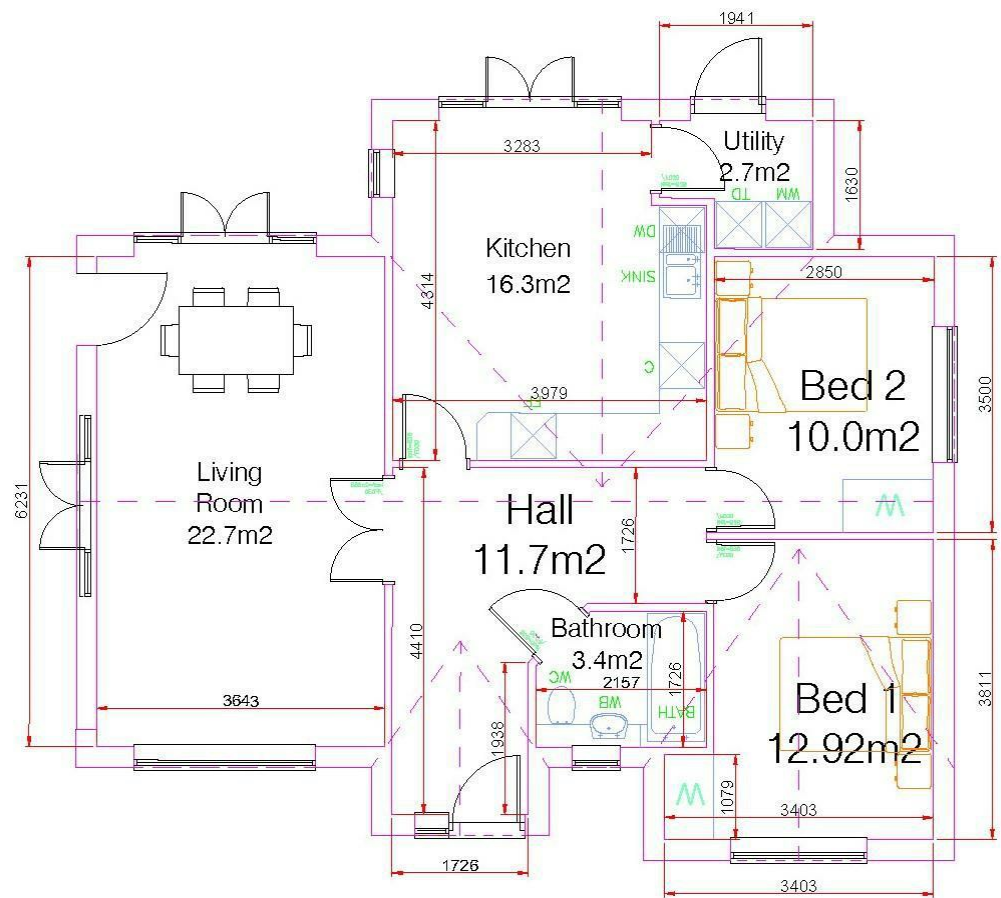
This impressive plot, outlined in red on the provided plan, comes with full planning approval under South Cambs District Council planning ref: 23/04799/FUL. It features a private driveway off Princes Close, a quiet road just off West Wickham Road, leading to the future bungalow. Planned accommodations include two spacious bedrooms, approximately 1025sq ft of living space, ample off-road parking, and a large private rear garden. The total land area is approximately 0.145 acres (6316 square foot)

Located only 10 miles southeast of Cambridge and 12 miles southwest of Newmarket, Balsham provides excellent transport options including easy access to the A11, M11, and A14. With public transport links to Cambridge and a direct rail line from Whittlesford to London, this location is perfect for those seeking a blend of village tranquillity and urban connectivity.

NOTE: In accordance with Section 21 of the Estate Agents Act 1979 and the Property Ombudsman Code of Practice, we are obliged to inform all interested parties that this plot is being sold on behalf of an employee of Open House Cambridgeshire.



Open House Cambridgeshire



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC