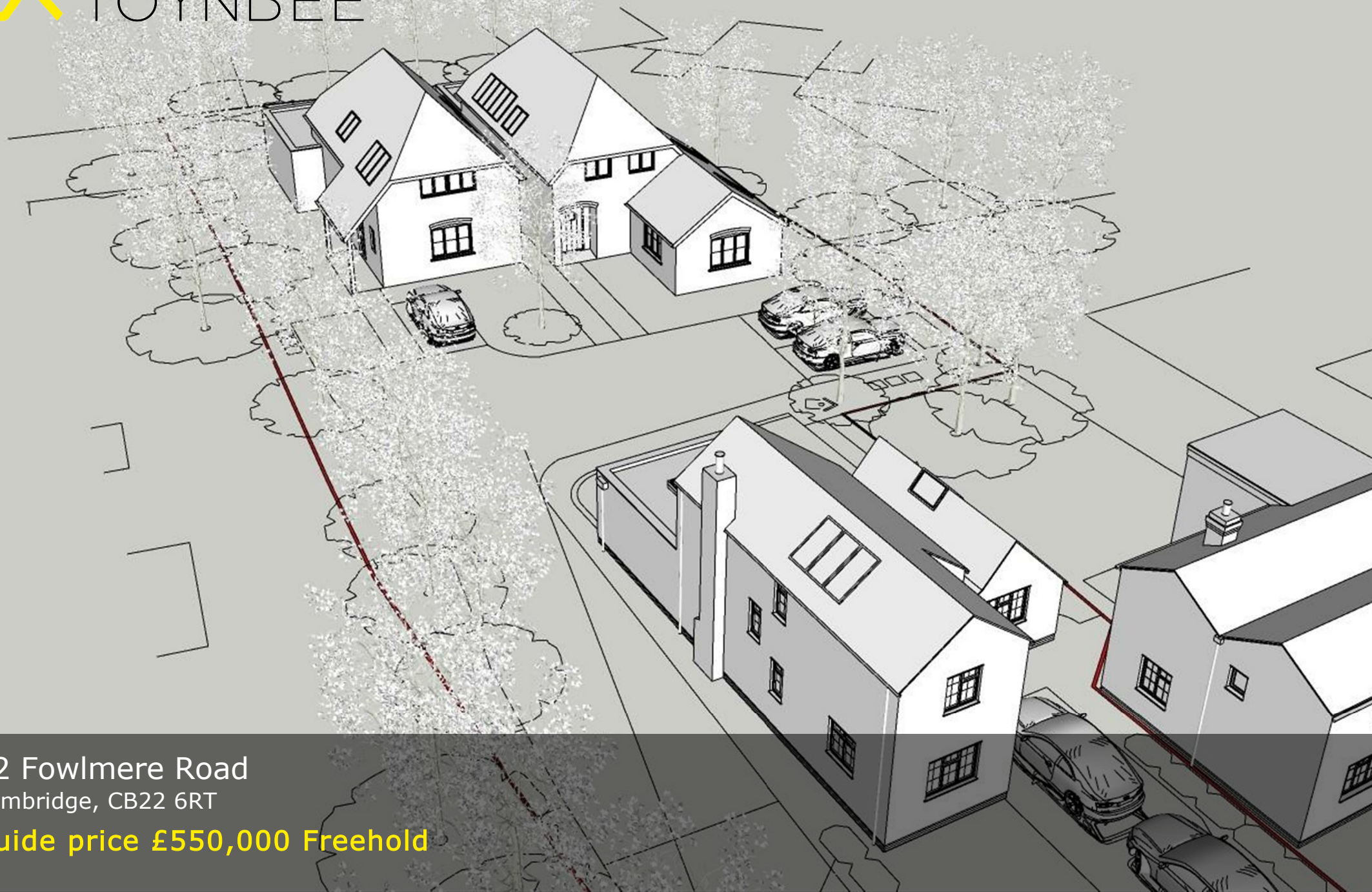




32 Fowlmere Road
Cambridge, CB22 6RT

Guide price £550,000 Freehold

32 Fowlmere Road, Foxton, Cambridge, CB22 6RT.

A development site for three individual detached homes in a mature village setting, 8 miles southwest of Cambridge and within 0.6 miles of the railway station.

This freehold site has the benefit of detailed planning consent for the demolition of the existing bungalow and construction of three family homes (ref: 23/00610/FUL). The site is about 0.35 acres and is located in a particularly popular part of the village.

The scheme has been thoughtfully designed and offers two 2/3 bedroom and one 3/4 bedroom detached houses in a sympathetic style to blend beautifully with the mature surroundings.

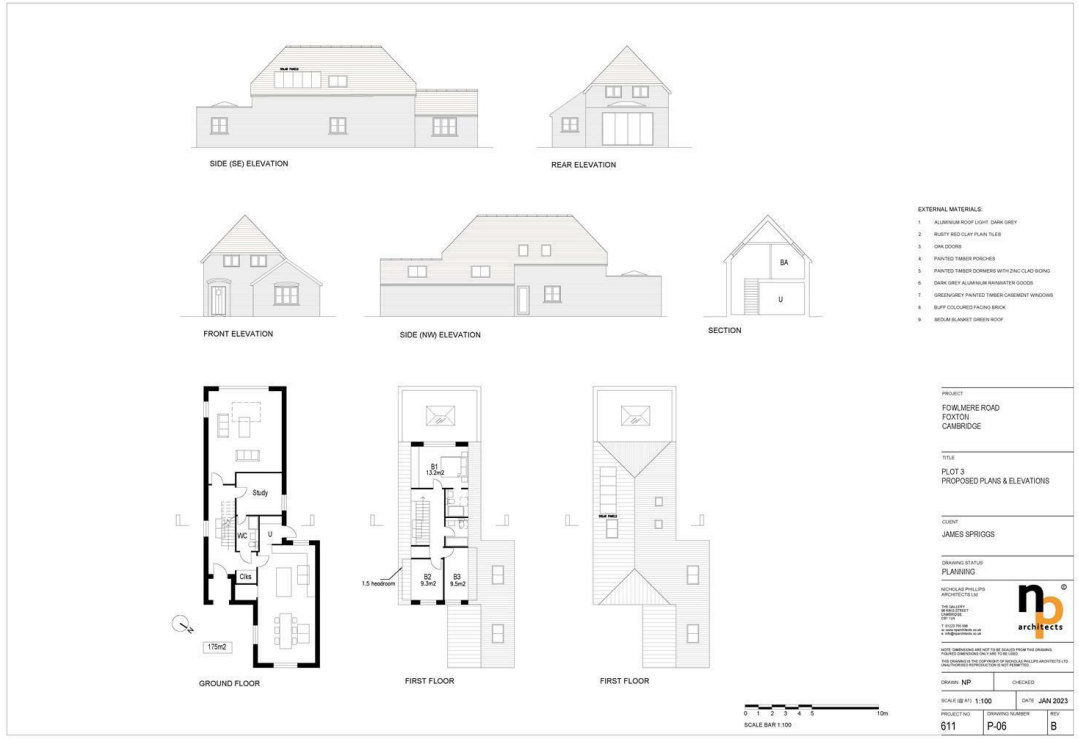
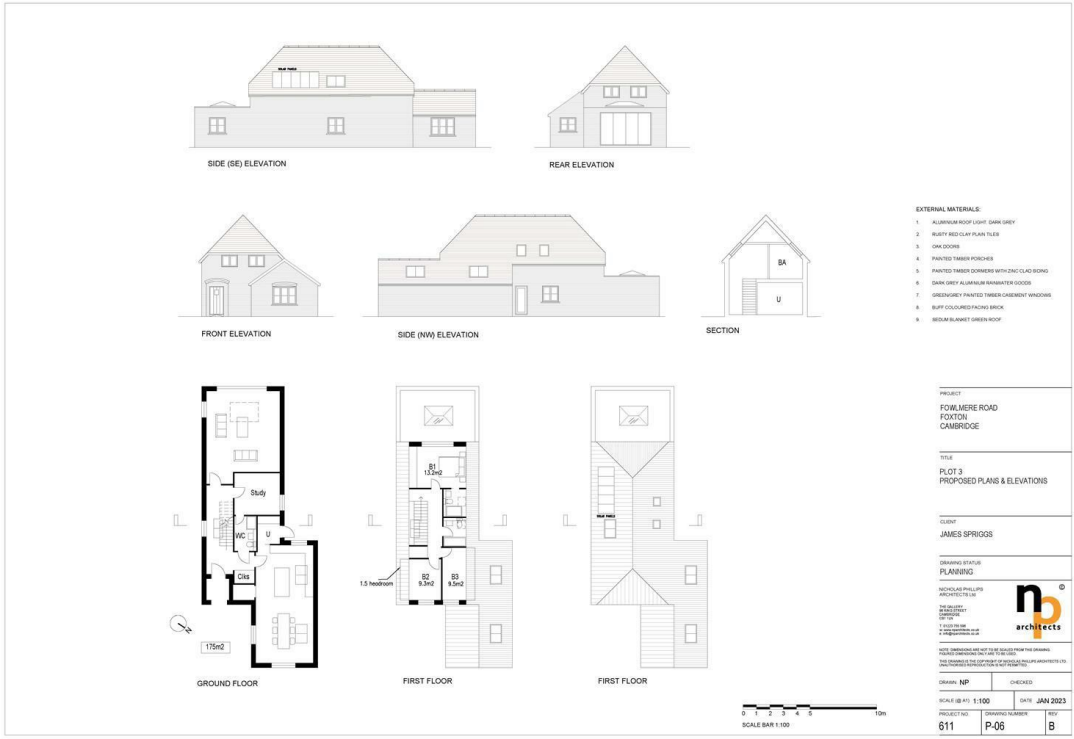
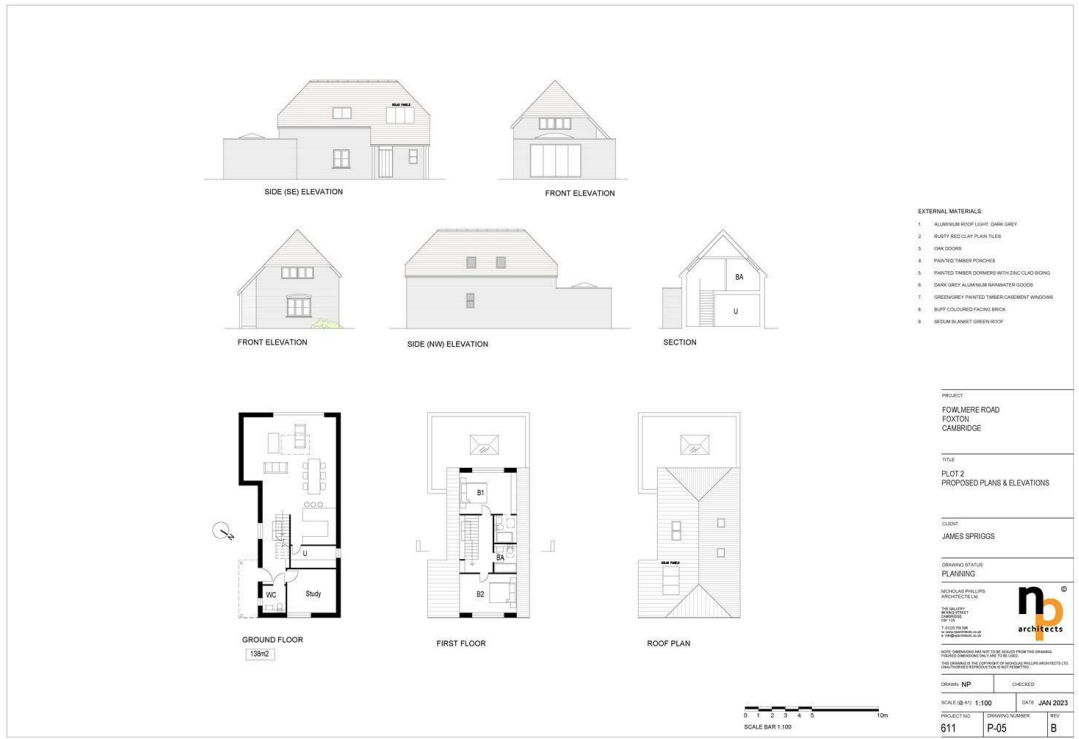
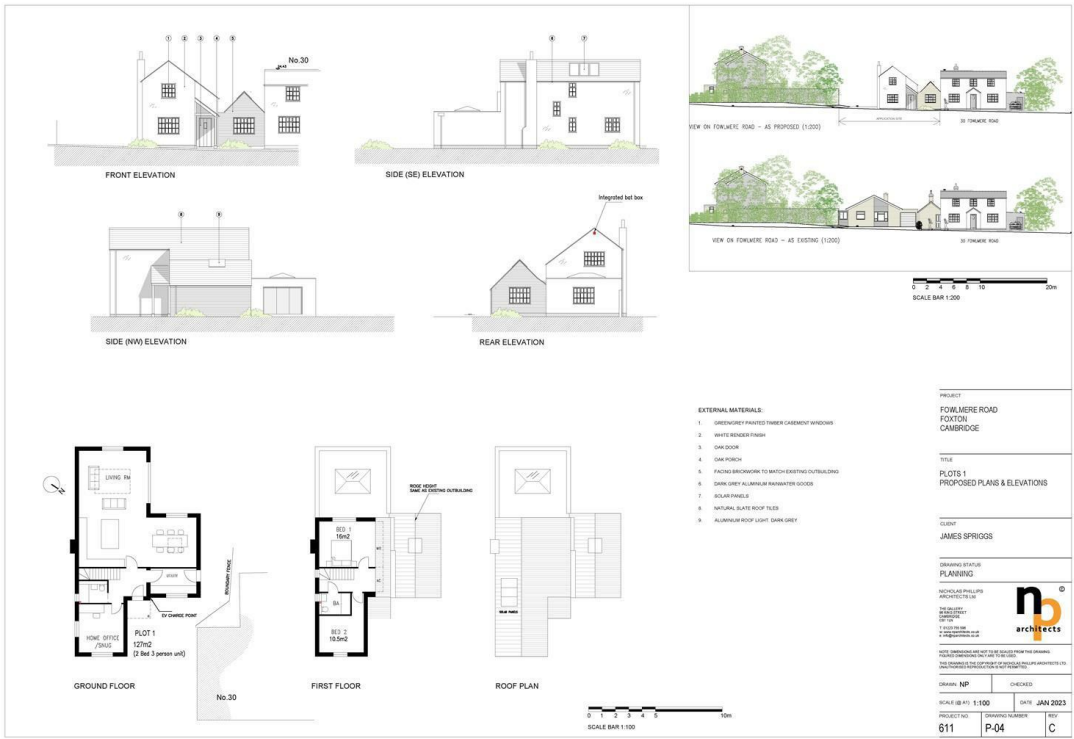
G&T will be happy to provide market insight and expected GDV details.

Special attention is drawn to the following information:

1. Mains services: We are advised that water, electricity and drainage are available on-site, however, purchasers should satisfy themselves in this regard. Any improvements, upgrades or costs of services will be the buyer's responsibility.
2. Planning permission: The plot benefits from full planning permission, purchasers should satisfy themselves regarding planning and all pre-commencement conditions.
3. The buyer must covenant to construct the consented scheme, however, non-material amendments and changes to the internal layout will be considered, subject to written consent. Consent will not be unreasonably withheld.
4. The purchasers are required to erect temporary site fencing around the site within 4 weeks of completion. All such works are to be at the buyer's expense.

Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.







LOCATION PLAN 1:1250: Scale 1:1240 @ A4



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**GRAY
TOYNBEE**