

2 Building plots - 323, St. Neots Road,  
Hardwick, CB23 7QL

**Offers in excess of £700,000**

Building plots 323, St. Neots Road, Hardwick, CB23 7QL.



scale: 1:1250

323 St Neots Road, Hardwick,  
Cambridge, Cambs CB23 7QL

Two impressive building plots of about 1.18 acres in total, with full planning permission a 4/5 bedroom single-storey home of about 2300 sq ft and a 4 bedroom house of about 2800 sq ft, situated in a non-estate position and just 10 minutes from the Science Park.

These attractive freehold plots can be found on a particularly quiet part of St Neots Road, and have a variety of mature trees and an area designated as an ecological amenity space.

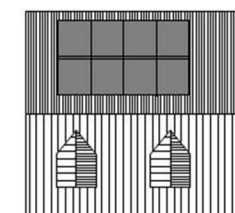
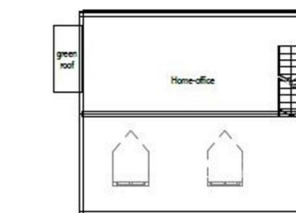
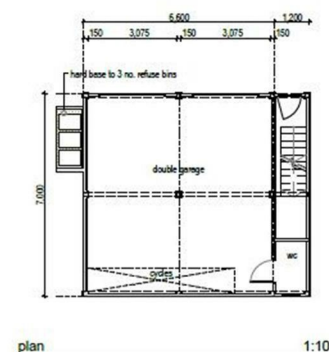
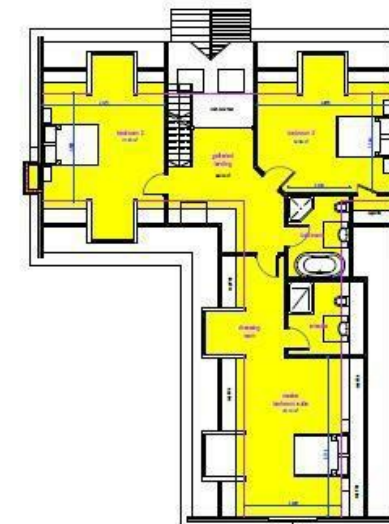
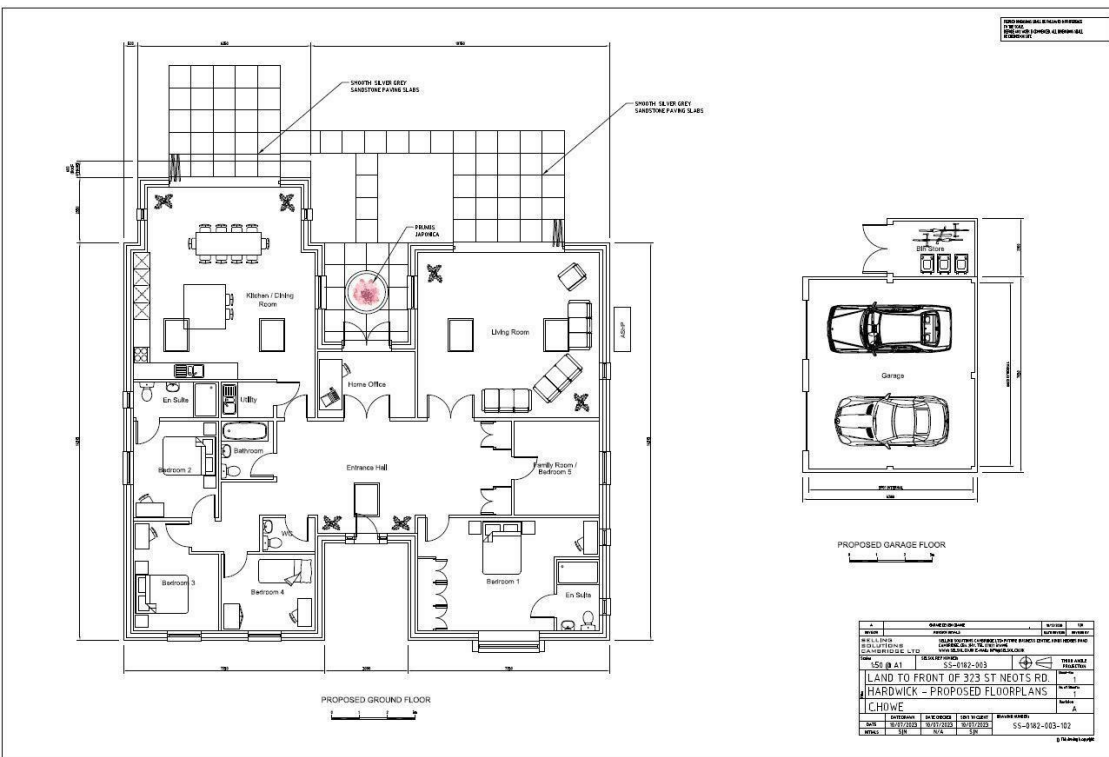
Full planning has been approved, under two applications, by South Cambs District Council Ref: 24/00157/FUL and 25/00558/FUL.

The consented properties, a bungalow and a house, have well-planned and spacious accommodation and a double garage plus a cycle store.

All buyers must familiarise themselves with the following important information and make all the necessary investigations and enquiries relating to the same before making an offer.

Important information:

1. Mains services: We are advised that underground water and electricity mains are running through the plot, serving the existing dwelling.
2. Planning permission: The plots benefit from full planning permission; purchasers should satisfy themselves regarding planning and all pre-commencement conditions.
3. The Buyer shall not construct any more than 2 dwellings with garages and the usual outbuildings.
4. The Buyer shall not use or permit or allow the property or any part thereof to be used as a means of access to any adjoining land nor to allow any services to pass through any part of the property to or from any adjoining land (whether or not such adjoining land shall be owned by the Buyer).



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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