



Westwind Highfields Road  
, CB23 7NX

**£995,000**



# Westwind Highfields

CB23 7NX

- Development site for 6 houses
- No chain
- Extensive grounds
- Large detached bungalow

An excellent development site of about 1.5 acres and with the benefit of full planning permission for six detached dwellings.

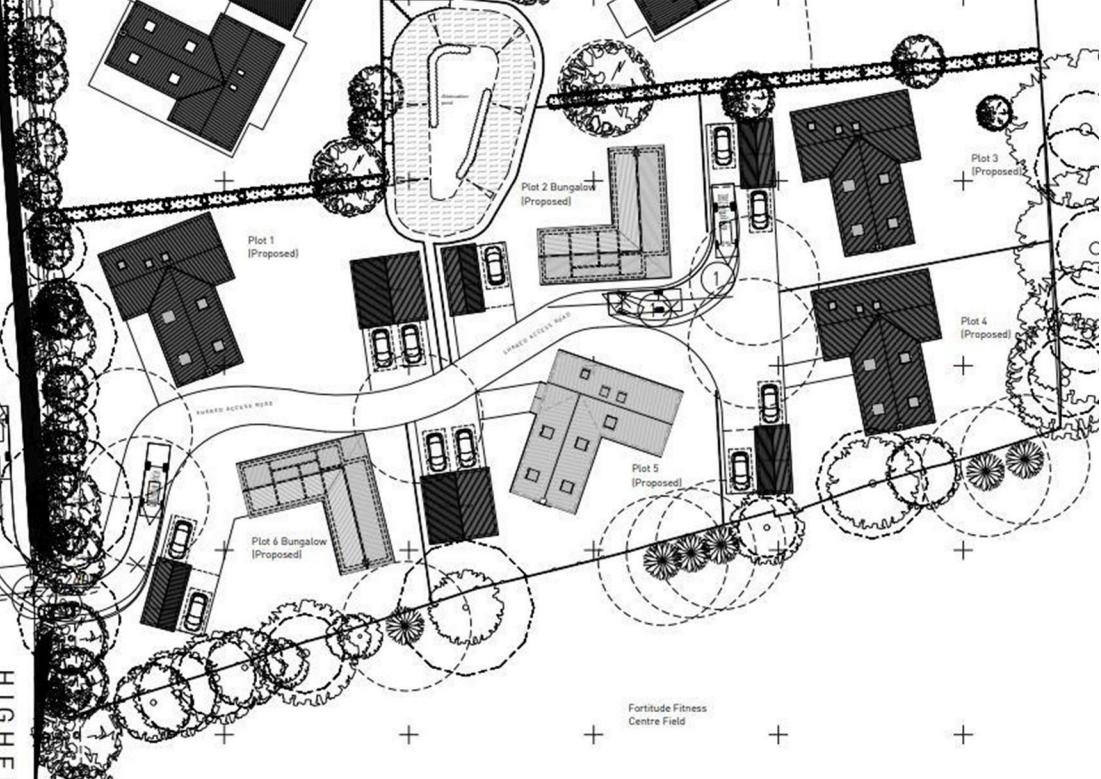
This attractive site has planning for the demolition of the existing bungalow and the erection of four large detached houses of about 2775 sq. ft each, and two two-bedroom detached bungalows.

The existing bungalow is in excellent condition, and extends to around 3000 sq. ft. It is well laid out and includes three reception rooms, including a large living room with a vaulted ceiling. There is a well-appointed kitchen with a large central island, utility and boot room. Plus 4/5 bedrooms with two en-suites and a family bathroom, and a shower room.

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.

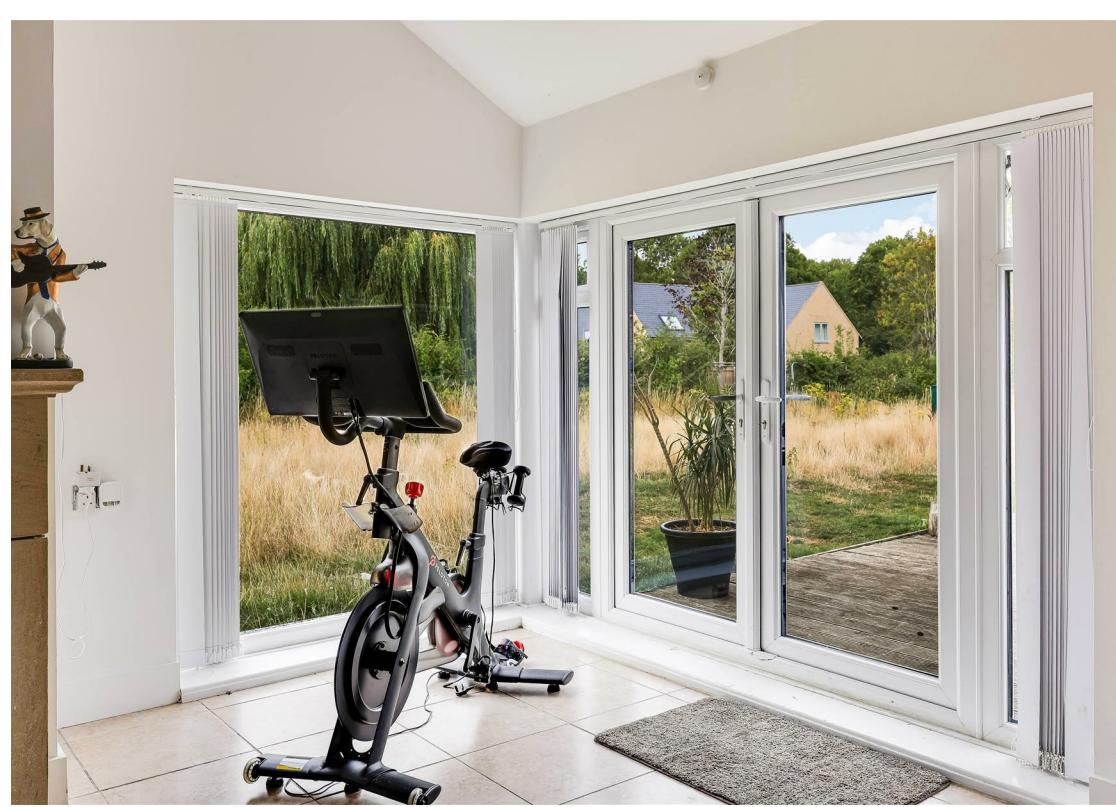
## Important information:

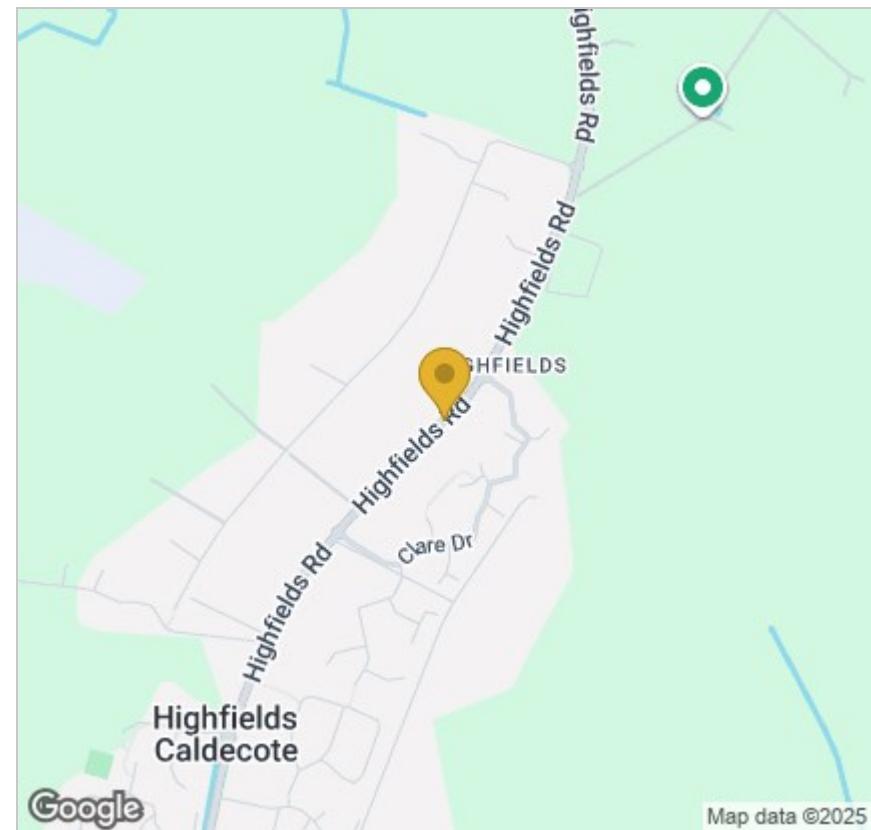
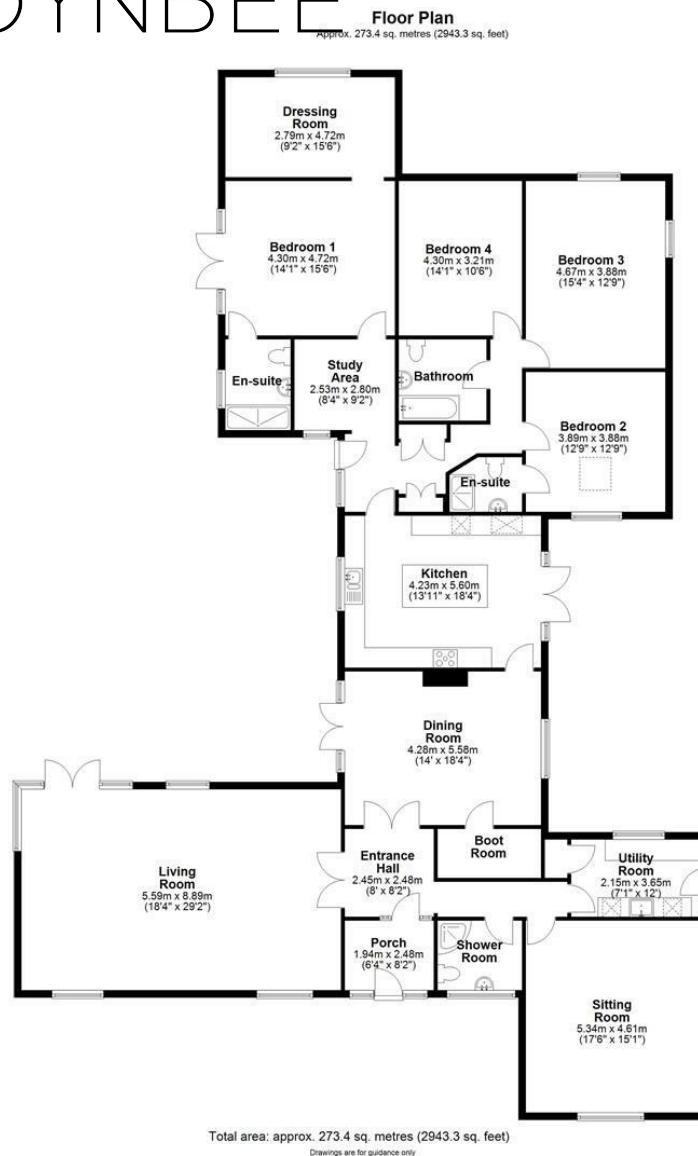
1. Mains services: We are advised that some services are on site; however, it will be the buyer's responsibility to establish the suitability and availability of all services, and the buyer must cover all costs associated with services.



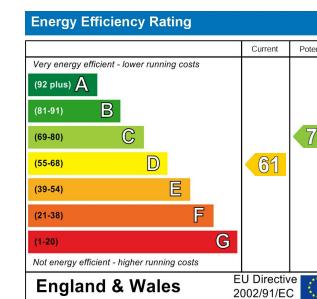


2. Planning permission: The plot benefits from full planning permission, under ref: 24/01754/FUL, the buyer must satisfy themselves regarding planning and all pre-commencement conditions.
3. The buyer must covenant to construct the consented scheme, however, non-material amendments and changes to the internal layout will be considered, subject to written consent. Consent will not be unreasonably withheld.
4. The buyer must covenant not to permit any temporary accommodation on the site.
5. The buyer is required to erect suitable site fencing within 2 weeks of completion.
6. The buyer should satisfy themselves regarding East West Rail before making an offer.
7. The buyer should carry out market research regarding the resale values of the finished scheme. Gray & Toynbee will be happy to provide advice and opinion in this regard.





### Energy Efficiency Graph



Tenure: Freehold  
Council tax band: G

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.

Cambridge Victoria  
154-156 Victoria Road, Cambridge CB4 3DZ  
01223 439 888 [theteam@grayandtoynbee.com](mailto:theteam@grayandtoynbee.com)

Cambridge South  
Adkins Corner, Perne Road, Cambridge CB1 3RU  
01223 439 555 [theteam@grayandtoynbee.com](mailto:theteam@grayandtoynbee.com)

Waterbeach  
17 High Street, Waterbeach, CB25 9JU  
01223 949 444 [waterbeach@grayandtoynbee.com](mailto:waterbeach@grayandtoynbee.com)