



St Mary's Place, Fox Road
Bourn, South Cambridgeshire

BROWN & CO

An opportunity to create your own custom-build home set within a private development

- Well Regarded Village Location

- Development of 6 Homes

- Generous plot sizes



LOCATION

The site is situated just to the west of the village of Bourn. The scheme is conveniently positioned for road links via A1198, A10 and A1 (M) (North/South) with good access to the A428 and A14 (East/West). Rail links are via Royston Mainline Station (20 mins away) with high-speed services to London King's Cross (43 mins). The village of Bourn is well regarded locally and offers two award winning pubs/restaurants, doctors' surgery, primary school, post office and general stores. Bourn is home of the Wysing Arts Centre and the outstanding Cambridge CountryClub which offers an 18-hole golf course, restaurant, modern fitness gym, swimming pool and Spa. Further leisure, education and employment opportunities are to be found in Cambridge which is 20 minutes by car or alternatively served by a regular bus service.

DEVELOPMENT AND PLANNING INFORMATION

St Mary's Place is an exclusive development of 6 self-build/custom-build homes. The development is accessed from Fox Road via a private driveway leading to the 6 individual plots. The plots are well screened from the highway by mature trees and hedge boundaries with timber post and rail boundary fencing. The utility services are all in place ready for the individual connects to each plot.

The plots are offered with outline planning permission granted by South Cambridgeshire District Council with the buyers of each plot being required to submit the Reserved Matters application relating to the design specification the individual homes.

PLOT 2

Plot Two is position centrally within the scheme and offers an overall plot area of 0.17 acres.

The proposed home benefits for a versatile layout arranged over two floors. The accommodation is approximately 2,153sqft and comprises entrance hallway, lounge, study, open-plan kitchen/Dining room, cloakroom with 4 generous bedrooms (dressing room and ensuite master) and family bathroom. Full specifications to be advised.

Plot	Plot Area (acres)	Dwelling Size (Sq ft)	Bedrooms	Garage	Guide Price
2	0.17	2153	4	N/A	£895,000
3	0.17	2422	5	Single	£950,000
4	0.28	2852	6	Double	£995,000



Custom-Build Information

The plots at St Mary's Place are subject to a protected occupation period of 3 years in accordance with the Self-Build, Custom-Build Housebuilding Act 2015. Each home must be the principal residence of the the resident for a minimum of 3 years from first occupation.

WHAT3WORDS///vertical.ethic.jobs

VIEWING

Strictly by appointment only through the sole agents

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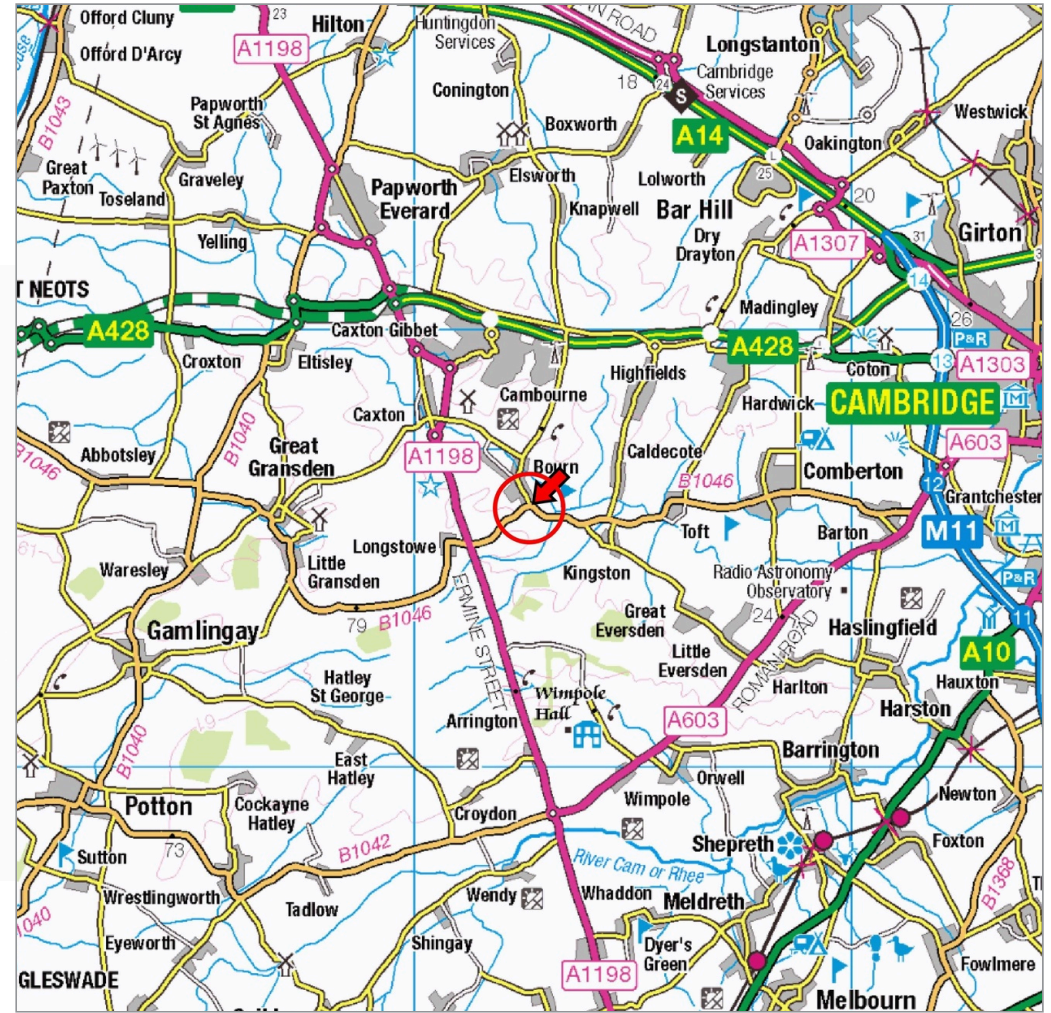
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Plot 02 Ground Floor - GIA 108m², 1163 sq ft
Total House Area 200m², 2153 sq ft

Plot 02 First Floor - GIA 92m², 990 sq ft



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