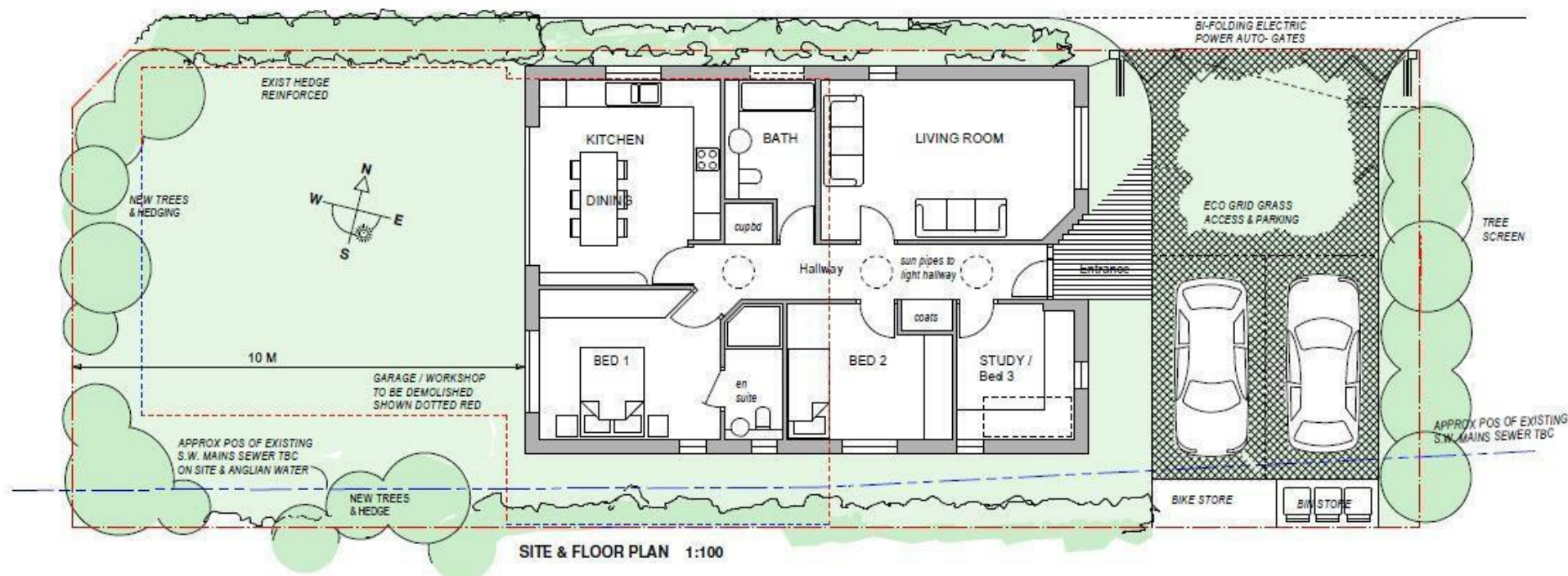
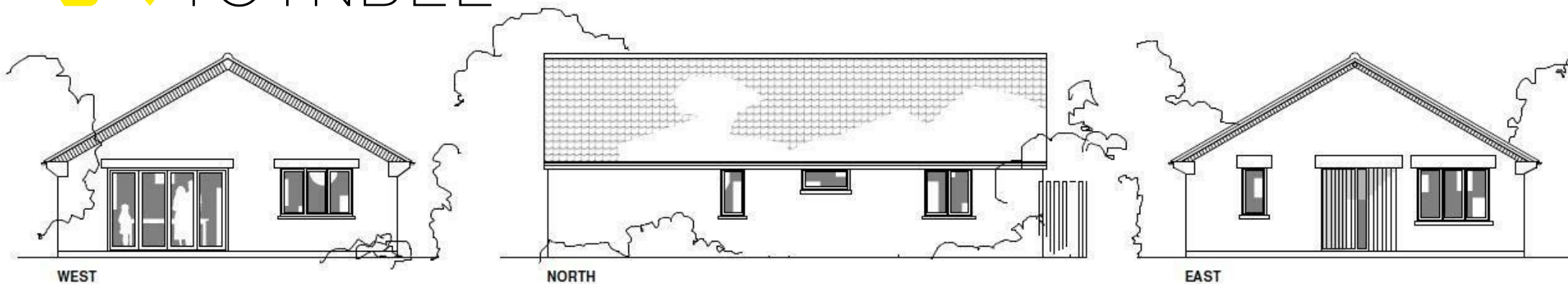




Floor Plan



Area Map



- Attractive building plot
- Full planning permission
- West facing garden
- Planning conditions discharged

A building plot measuring approximately 29.8m x 10.5m, in an excellent location in a super village, with full planning permission for a 3-bedroom detached bungalow.



This attractive plot has planning permission for a 3-bedroom detached bungalow of about 1032sq.ft. with parking behind electric gates, and a west-facing garden. Situated towards the outskirts of the village in an established location, the property is accessed via a private road.

Mains services: Water, drainage, gas and electricity are all believed to be available in the road. However, buyers are advised to satisfy themselves in this regard, and any costs will be the responsibility of the buyer.

Planning permission: The plot benefits from full planning permission ref: 22/03182/FUL, all planning conditions have been discharged, and the planning consent has been implemented by the sellers. Full details can be found on the South Cambs planning portal.

The buyer will be required to maintain an adequate, to be agreed, boundary fence between the plot and No. 3 Teversham Road.

The property will be responsible for a proportion of the shared cost of upkeep of the private road.

The buyer must covenant to construct the consented scheme. An existing covenant restricts variations to the current consent.

SAT NAV: CB21 5EB

What3words: ///layers.king.echo

Viewing: The site is secure, so 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.

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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