



**Reach Road, Burwell
Cambridge, CB25 0AH
Guide Price £325,000**



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Land, Reach Road, Burwell, Cambridge, CB25 0AH

A rare opportunity to purchase a plot of land with planning permission for two detached bungalows nestling within a sought after residential area and located within this thriving and highly regarded village.

Full planning has been approved with East Cambridgeshire District Council and documents can be downloaded using link and reference number 25/01199/FUL.

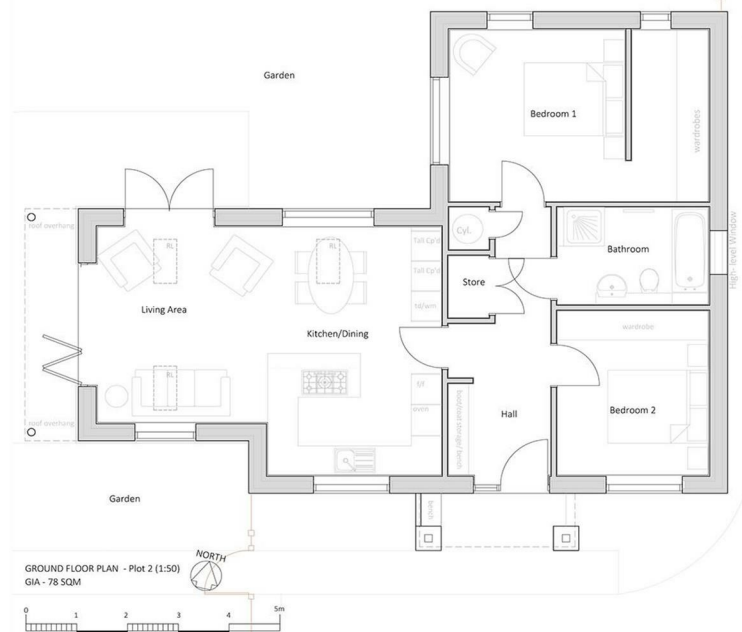
Total site area is 1054 sq metres.





MATERIALS KEY

1. Red facing brick with flush joints (Vandersanden Wickford facing brick or similar, white mortar)
2. Light stained shiplap timber cladding
3. Smooth finish render in off-white
4. Seasoned Oak posts on galvanised base plates/shoes
5. Aluminium composite casement windows and doors finished in RAL 7030 Stone Grey or RAL 7032 Pebble Grey
6. Concrete Plain Roof Tile (Marley - smooth brown)
7. Rooflights
8. Exposed rafter feet detailing
9. Galvanised steel rainwater goods (half round gutter on rafter brackets)
10. Tile creasing brick cill



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REVISION A
PLANNING - Update to plot references and change in title name
DEVELOPMENT to REAR of 16-18 REACH ROAD
BURWELL, CAMBRIDGESHIRE
PROPOSED FLOOR PLANS and ELEVATIONS - PLCT 2
Scale: 1:50/100@A2 Date: 10/2025
Drawn: EAL Dwg No: 24018/PL04A

EAL 04/03/2026
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- **Planning Permission Granted - 25/01199/FUL**
- **Planning Permission For Two Detached Bungalows**
- **1054 sq Metres**
- **Highly Regarded Residential Area**



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