



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 Country Club 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 4

Plot Four is positioned to the rear of the scheme and offers an overall plot area of 0.28 acres.

The proposed home benefits for a well-planned layout arranged over three floors. The generous accommodation is approximately 2,852sqft and comprises entrance hallway, lounge, study, open-plan kitchen/dining room, utility room, cloakroom with 3 generous (ensuite to the master) family bathroom on the first floor. The 2nd floor offers 2 further bedrooms with ensuite to bedroom 6. The property is also benefits from an integral double garage. 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.jabs

VIEWING

Strictly by appointment only through the sole agents

Brown & Co – Cambridge Office

CC6a Clifton Court, Clifton Road, Cambridge, Cambridgeshire, CB1 7BN

Contact:

Tim Davies

E: tim.davies@brown-co.com

T: 01223 659057





IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&Co

The Fairways | Wyboston Lakes | Great North Road | Wyboston | MK44 3AL

T 01480 432220

E stneots@brown-co.com



INTERNATIONAL
AG ALLIANCE

BROWN & CO

Property and Business Consultants