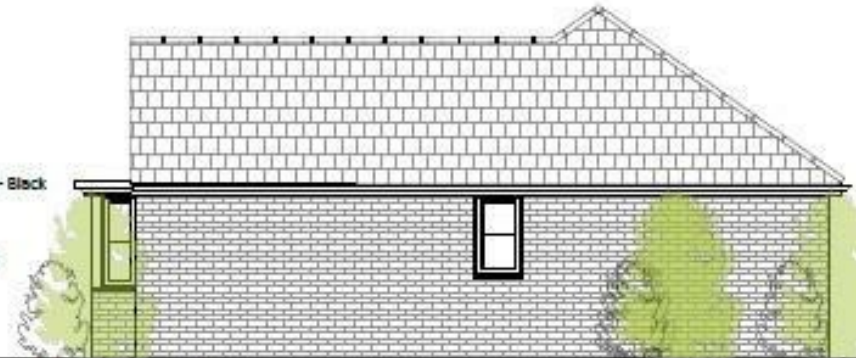




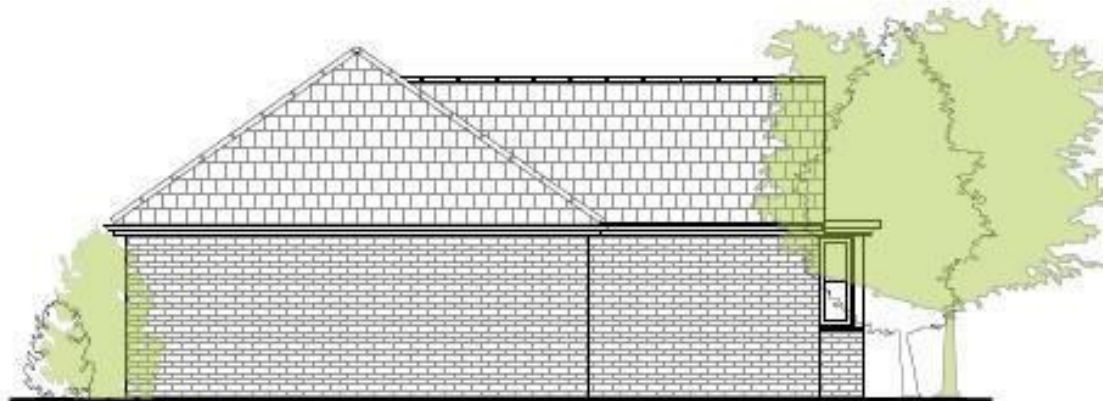
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

A freehold building plot in a central village position, with planning permission for a detached, two-bedroom bungalow of about 695sq. ft.

The plot has full planning permission under ref: 25/01395/FUL.

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 services are available in the road. It will be the buyer's responsibility to agree any rerouting of these services and cover all connection costs.

2. Planning permission: The plot benefits from full planning permission 25/01395/FUL.; purchasers should 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 purchasers are required to erect suitable site fencing within 2 weeks of completion; the buyer will also be responsible for the construction of a 1.8m brickwork wall on the south east boundary of the plot and the north west boundary of no.268. The specification shall be agreed upon between the buyer and seller.

6. It is understood that BNG can be dealt with via the purchase of off-site credits, believed to be 0.0257 units. This will be the buyer's responsibility.

What3words: ///charted.circulate.encroach



GROUND FLOOR PLAN- PLOT 1
64.6m² (695sq.ft)
2 Storey, 2Beds, 3 Persons



general notes

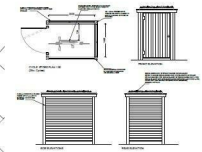
1. This drawing and all information contained is copyright of Twenty Nine Architecture and must not be copied or reproduced in whole or in part without express approval of the author.

2. The drawings are to be read in conjunction with all other relevant drawings and specifications.

3. All dimensions to be measured from face to face unless otherwise stated and any discrepancies to be checked immediately.

4. Do not scale from this drawing.

5. UNLESS OTHERWISE STATED, ALL DIMENSIONS ARE IN METRES.



LEGEND

- SITE BOUNDARY
- PROPOSED NEW PLANTING
- EXISTING TO BE REMOVED
- SOFT LANDSCAPING
- FLAG PAVING TO PATIOS AND PATHS
- PERMEABLE BLOCK PAVING TO DRIVEWAYS
- PERMEABLE BLOCK PAVING TO PAVED DRIVE

DATE: 25/01/2025
DRAWN BY: Matthew Newman
CHECKED BY: DGR

PROJECT: 268 High Street, Colchester, Cambridgeshire

DRAWING TITLE: Proposed Site Plan

DRAWING NO: PL0001
SCALE: 1:500
DATE: 25/01/2025
ADDRESS: 25 Colchester Road, Colchester, Cambridgeshire, CO1 1DF

TELEPHONE: 444 (0)1223 712102
EMAIL: info@29nine.co.uk
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