



Land between “Acorns” and “Fox Cottage”, Fox Road,
Bourn, Cambridgeshire

Pocock + Shaw

**Land between “Acorns” and “Fox Cottage”
Fox Road
Bourn
Cambridge
Cambridgeshire
CB23 2TY**

A rare opportunity to acquire a freehold single building plot, ideal for the self builder, with outline planning permission for a detached house.

- Individual building plot ideal for a self builder
- Outline permission detached house
- Delightful semi-rural village location
- Ideally Positioned for Cambridge & Major Routes
- Outline planning consent Ref 24/04096/OUT South Cambs

Guide Price: £295,000

NON ESTATE LOCATION



PROPOSED FRONT ELEVATION



Location Bourn itself is a well-regarded village, known for its charm and community amenities. It features two award-winning pubs/restaurants, a doctors' surgery, a primary school, post office, and general stores. The village is also home to the Wysing Arts Centre and the prestigious Cambridge Country Club, which boasts an 18-hole golf course, a restaurant, a state-of-the-art fitness gym, a swimming pool, and a luxury spa.

Cambridge, just 20 minutes away and easily accessible by regular bus services, offers a wide range of leisure, educational, and employment opportunities.

The plot is located just west of the sought-after village of Bourn, offering excellent connectivity. Major road links include the A1198, A10, and A1(M) for north-south travel, with easy access to the A428 and A14 for east-west routes.

Description A rare opportunity to acquire a freehold single building plot understood to be about 500 sqm, ideal for the self builder, with outline planning permission for a detached house.

The plot is situated in a semi-rural setting between the villages of Bourn and Longstowe, offering a design that respects the local character and surrounding residential amenity. While the current planning permission is for an outline proposal, it is considered that the site could accommodate a self build residential detached dwelling of approximately 250 sq m.

Planning Permission Outline planning Permission has been granted by South Cambridgeshire District Council registered 28th May 2025, application reference 24/04096/OUT. The full application can be found online. Permission is granted for a self build project.

Services Services including mains electricity, water and drainage are located nearby. Potential purchasers are advised to contact the respective statutory authorities to confirm the position, capacity and adequacy of such services.

Agents Note These particulars have been prepared in all good faith with measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate, however, we would urge you to contact the office before travelling to ensure that your impression of the property is as we intended.

Tenure The property is Freehold

Viewing The building plot is located between two residential dwellings, please respect their privacy during inspection. Please contact the agents prior to inspecting the plot.



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

45 Mill Road, Cambridge CB1 2AW

cambridge@pocock.co.uk

www.pocock.co.uk

Pocock + Shaw

01223 322552