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FOR SALE

Building Plot Adj 20 Bourn Road, Caxton, Cambs, CB23 3PP

GUIDE PRICE: £ 265,000

- Generous Building Plot in Sought After Village Location
- Site Area – 0.08 Ha (0.20 Acres); Plot Frontage – 20 m (66 ft) Approx.
- Outline Planning Permission for a Substantial Single Dwelling
- Open Views of Countryside
- Convenient Transport Links via A428, and by Rail (St Neots – St Pancras)



Caxton

The picturesque village of Caxton can be found 11 miles to the west of Cambridge and 7 miles to the east of St Neots. Caxton benefits from a church, active village hall and the well regarded pub/Thai restaurant No.66. Rail links are via St Neots and Cambridge with road links via the A1198 south, A428. Nearby Great Gransden offers a post office, primary school and recreation fields.

The neighboring village of Bourn provides a doctor's surgery, convenience store, gym and indoor swimming pool at Bourn Health and Fitness Club. Further education catchment for Caxton is provided by Comberton Village College approximately 7 miles away.

The Plot

The plot is located on the outer edge to the east of the centre of the village. The plot sits adjacent to No.20 Bourn Road with an overall area of 0.08 Ha (0.20 Acres). The plot is currently used as meadow land and gently slopes away from the Bourn Road with rural countryside views. The plot frontage is approx. 20m (66 ft) wide and 35 m (115 ft) in depth.

Planning

Outline planning permission was granted by South Cambridgeshire District Council on 29th June 2017 under LPA ref: S/1227/17/OL for the erection of a single dwelling with garage and formation of new agricultural access.

The dwelling scaled from the indicative plan is approximately 2,700 sq ft (250 sq m). It is noted on the permission the development hereby permitted shall begin no later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Two pedestrian visibility splays must be approved and provided to the dwelling and new agricultural access as detailed in the planning consent. It is agreed the vendor will undertake works in relation to the agricultural access at their own cost.

South Cambridgeshire District Council Planning Information can be found at the following web link:

<http://plan.scambs.gov.uk/swiftlg/apas/run/WPHAPPDETAIL.DisplayUrl?theApnID=S/1227/17/OL&theTabNo=3>

Information Pack

Copies of the decision notice, indicative site layout plan and other relevant documents are included in an information pack which is available upon request.

Community Infrastructure Levy

It is understood CIL is not applicable to this outline planning consent. It should be noted that no S106 obligation costs will be applicable to this site

Services

It is understood that mains services are available to the site and drainage is to the public sewers. Prospective purchasers will however be expected to satisfy themselves as to the availability and adequacy of the supplies by making their own enquiries to the relevant service company/authority.

Price

Guide Price: £265,000.

All offers should be received by **2pm 26th July 2019** via the tender form available in the information pack (available upon request).

Viewing & Further Information

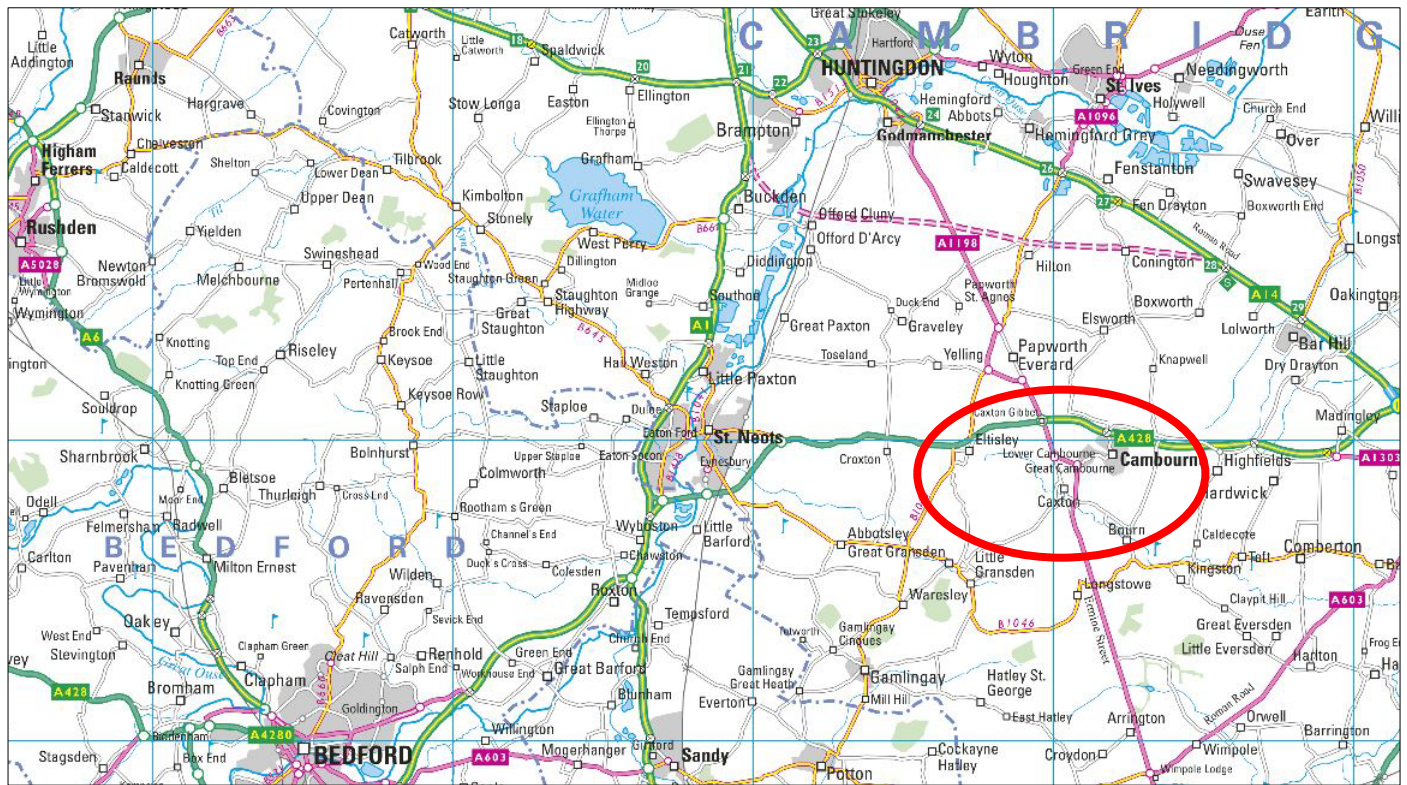
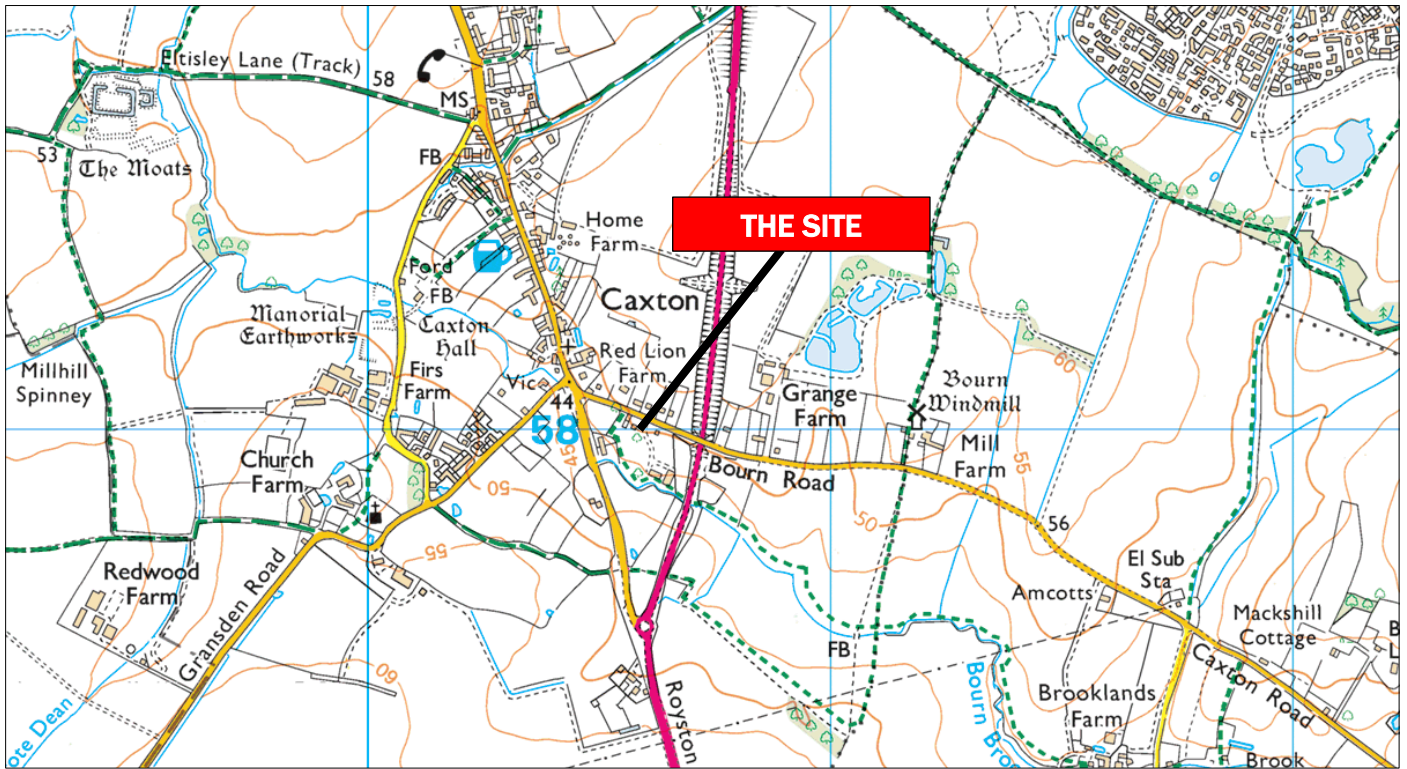
The plot can be viewed from the public highway however access to the land will require a prior appointment.

Brown & Co Barfords

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