



GRAY
TOYNBEE



Plot 1, 323 St. Neots Road, Hardwick, CB23 7QL
Guide price £279,000 Freehold

- About 0.37 acre building plot
- Full PP for a large detached bungalow
- Popular location
- Easy access to Cambridge

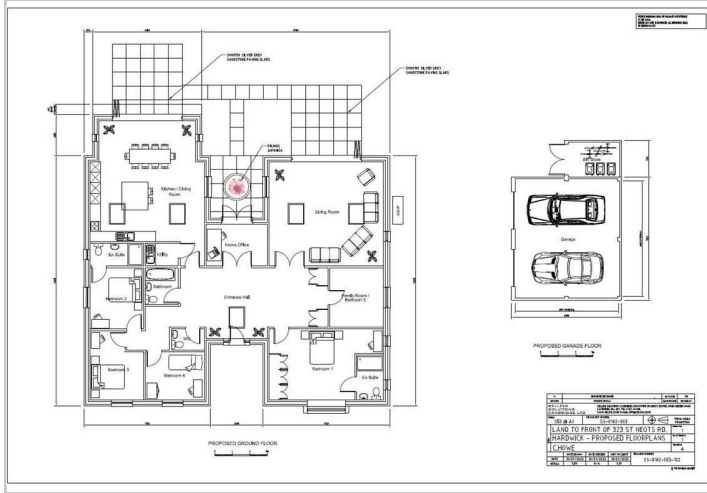
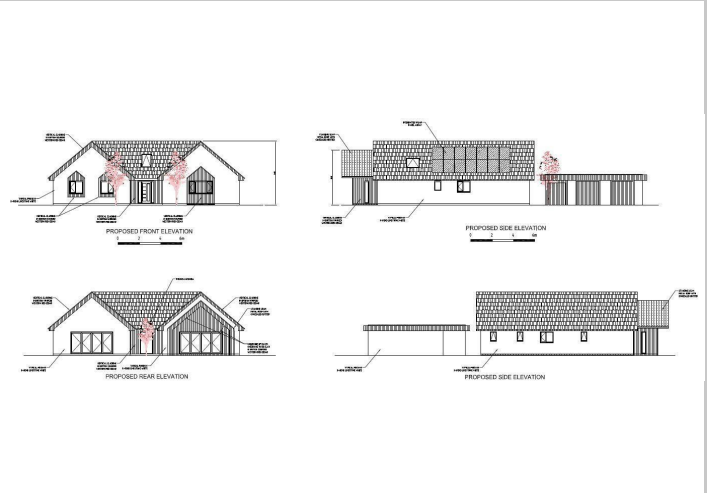
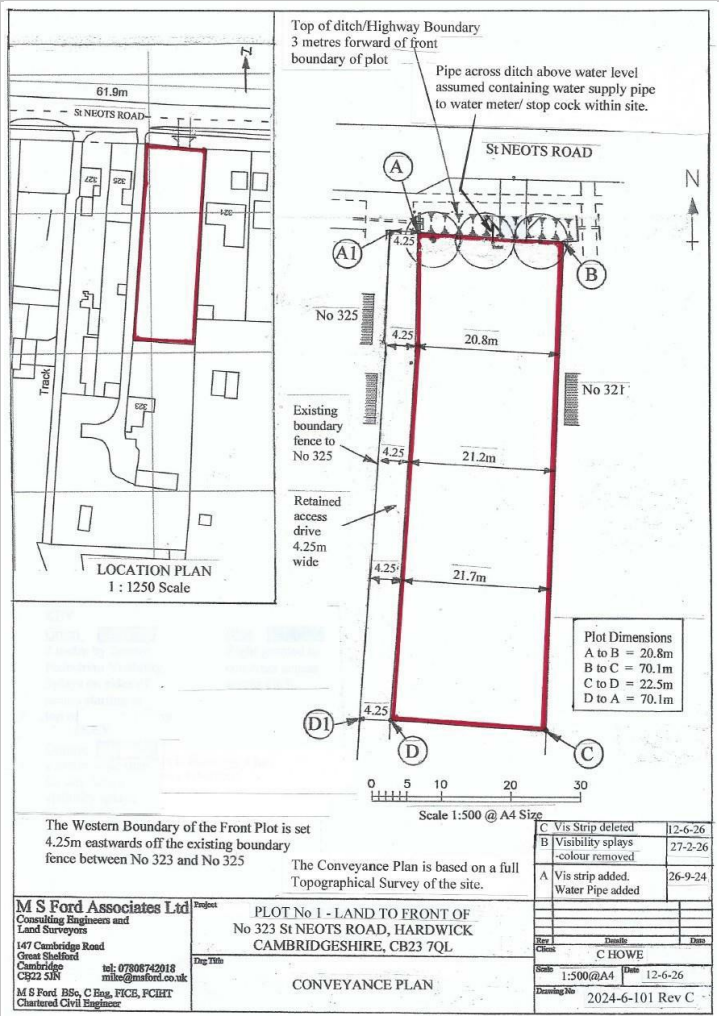
An impressive building plot of about 0.37 acres with full planning permission for a large, 2300 sq. ft, four-bedroom bungalow plus family room/bedroom 5, situated in a non-estate position and just 10 minutes from the Science Park.

This attractive freehold plot has a lovely wide frontage to a particularly quiet part of St Neots Road, it has a variety of mature trees and an area designated as an ecological amenity space.

Full planning was granted by South Cambs District Council Ref: 24/00157/FUL. The consented property has well-planned and spacious 4/5 bedroom accommodation and a double garage plus a cycle store.

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 an underground mains electricity cable runs inside the eastern edge of the plot and serves the existing dwelling at Plot 2 and adjoining properties and must remain. There is a BT overhead line that must be diverted at the buyer's cost (details available upon request). We understand that mains water is available on-site and will require a new connection, and that there is an existing public foul sewer within the highway. All mains services connection works and associated costs are to be at the Buyer's expense.
2. Planning Permission: the plot benefits from full planning permission ref 24/00157/FUL , Purchasers should satisfy themselves regarding the requirements of any planning and pre-commencement conditions.
3. The buyer must covenant not to permit any temporary accommodation on-site.
4. The buyer is required to erect a new 1800 mm close-boarded fence on the western and southern boundaries within four weeks of completion. The detailed specification is to be agreed.
5. The seller imposes a covenant restricting the development of the plot for a single dwelling only, together with any garage or domestic ancillary buildings.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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