



A fantastic opportunity to acquire an excellent building plot with planning permission for a detached 2 storey house with gardens overlooking open countryside, situated in this popular west Cambridgeshire village.

In brief

Cambridge 6 miles, M11 (junction 12) 3.5 miles, Royston (King's Cross 38 minutes) 9 miles, (distances and time are approximate).

BUILDING PLOT TO THE SIDE OF 83 HIGH STREET, HARLTON

Property Summary

- **GROUND FLOOR:** Entrance hall, Snug/Study, Kitchen/Sitting/Dining Room, Utility Room, Cloakroom.
- **FIRST FLOOR:** Master Bedroom with En-suite Shower Room, 2 further Bedrooms, Family Bathroom.
- **OUTSIDE:** Driveway with off street parking for 2 vehicles. Front & Rear Gardens.

Situation

Harlton is a small, attractive village situated just 6 miles south west of Cambridge. There is a public house/restaurant and village hall, with primary school education available in Haslingfield and secondary school education at Comberton Village College, both of which

are within about 3 miles. An excellent choice of schools, as well as extensive shopping and cultural facilities, are available in nearby Cambridge, which is not only world renowned for its academic achievements is recognised as an important centre for the 'high tech' and 'bio tech' industries with the University Research and Development Laboratories, Science Park, ARM, Microsoft, AstraZeneca and Addenbrooke's Hospital/Biomedical Campus.

For the commuter, the nearby M11 connects with the A14/A1(M) to the north and the M25 to the south and a mainline railway station at Royston provides a fast service to London's King's Cross.

Description

This rectangular shaped plot, as outlined in red on the site plan, comprises a level site situated along the High Street amongst impressive family homes, close to the centre of this popular west Cambridgeshire village and backing on to open farmland with countryside views.

Planning Permission

Planning permission (ref: S/1410/18/FL) was granted by South Cambridgeshire District Council on 20 June 2018, for the erection of a detached 2 storey house (approximately 1,350 sq ft) with 2 allocated parking spaces. Copies of the planning permissions are available upon request from Bidwells or via the South Cambridgeshire website www.scamb.gov.uk and following the planning link.



Property Highlights

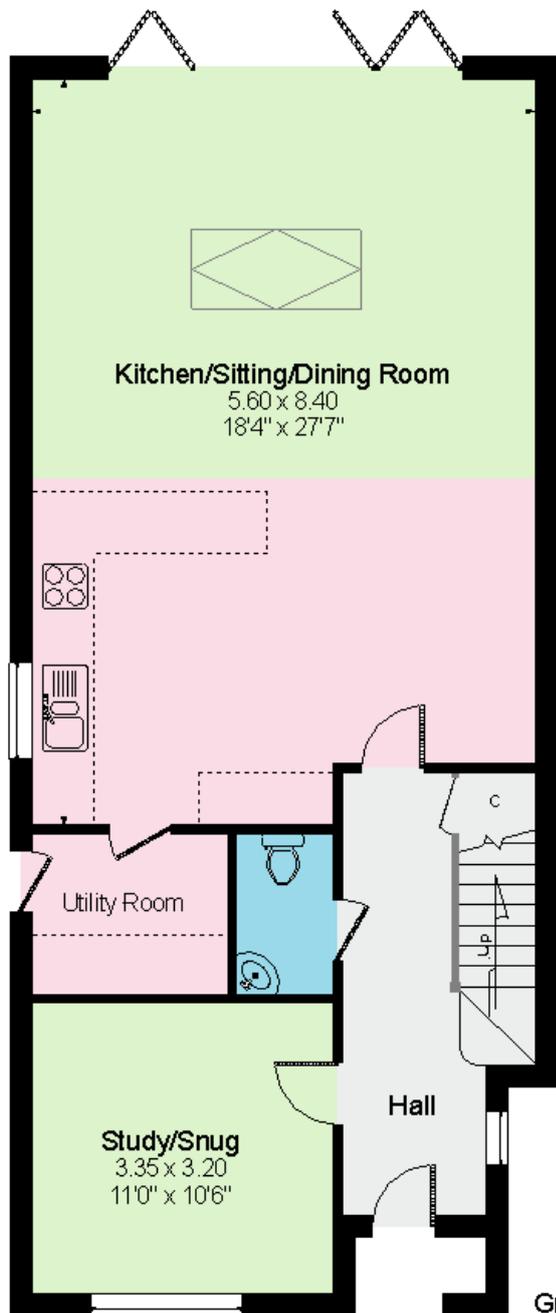
- Building Plot with planning permission
- Detached 2 storey house approximately 1,349 sq ft (125 sq m) & 2 allocated parking spaces
- Planning reference - S/1410/18/FL granted on 20 June 2018
- Situated in the centre of this popular west Cambridgeshire village with a good range of local amenities close by
- Excellent commuter links with the nearby M11 connecting with the A14
- Countryside views

**BUILDING PLOT TO THE SIDE OF
83 HIGH STREET,
HARLTON,
CAMBRIDGE CB23 1ES**

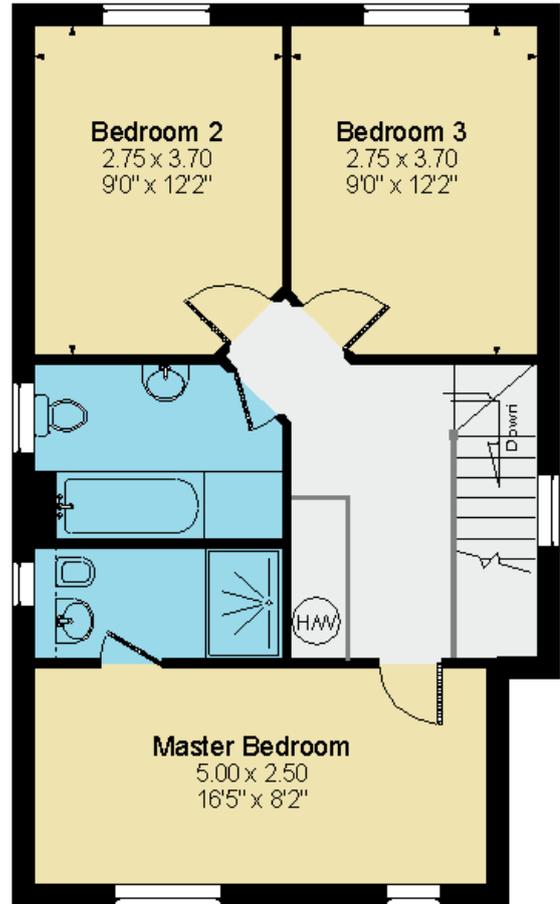
£275,000 (GUIDE PRICE)

Gross Internal Area 125 sq m (1349 sq ft)

- Bedrooms
- Bathroom
- Reception
- Kitchen/Utility
- Circulation



Ground Floor



First Floor

NOT TO SCALE: For guidance purposes only
(See planning drawings for exact sizes)

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

Andrew Tucker
01223 559510
andrew.tucker@bidwells.co.uk

Stonecross, Trumpington High Street,
Cambridge, CB2 9SU

Additional Information

Services

Mains electricity, gas and water are located within the garage of the existing plot. The garage will require demolition prior to construction of the new dwelling. Prospective purchasers must satisfy themselves as to the availability and adequacy of all services prior to making an offer.

Local Authorities

South Cambridgeshire District Council
t: 0345 045 0500

Agents Notes

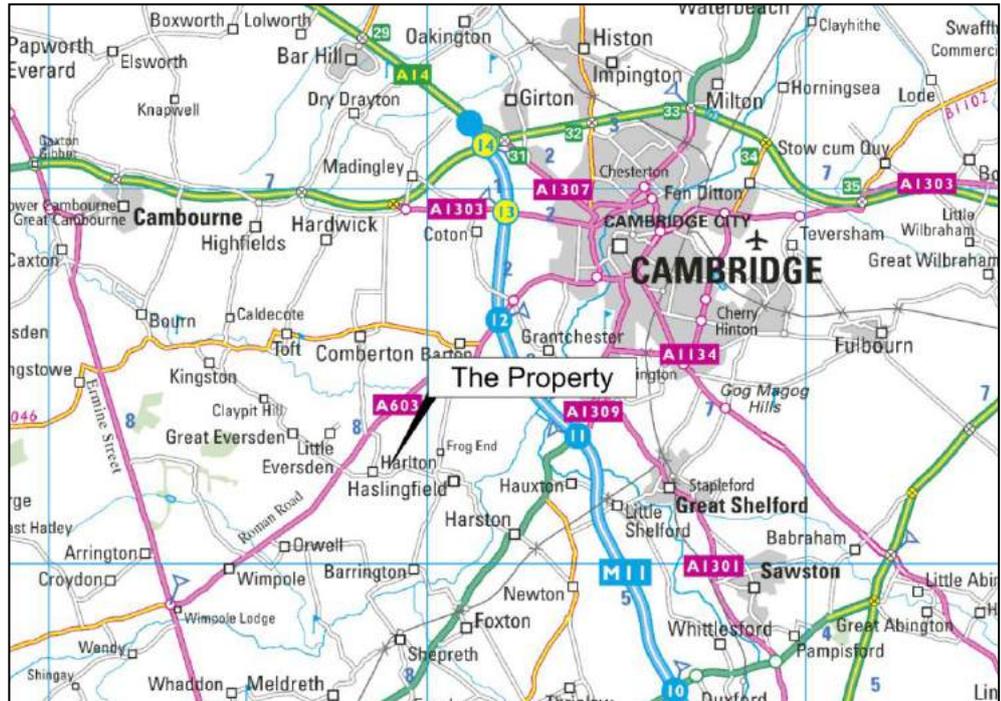
The purchaser will be expected to enter into a covenant with the Vendor to build the dwelling inline with the consented planning permission. Any changes of adjustments will need approval of the Vendor.

Tenure & Possession

The building plot is for sale freehold.

Health & Safety

In the interest of Health and Safety, please ensure that you take due care when inspecting any site.



Important Notice

Bidwells LLP act for themselves and for the vendors of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers may be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise. OS licence no. ES 100017734. © Copyright Bidwells LLP 2018. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.