



Radcliffe & Rust are pleased to offer for sale this generous building plot for three executive properties in the highly sought after village of Reach. The village of Reach lies within the catchment area of Ofsted outstanding Bottisham Village College and is within easy commute to the university city of Cambridge, the famous horse racing town of Newmarket and the historical market town of Bury St Edmunds. The A14 & M11 corridor are within easy reach making it a great location for the commuter who still wants all the benefits of quiet, quaint and picturesque village living.

Exceptional Development Opportunity – Prime Building Plot in the Desirable Village of Reach

Radcliffe & Rust are delighted to present for sale this generous and well-positioned building plot, situated in the picturesque and highly sought-after village of Reach. Offering an outstanding opportunity for developers or self-build enthusiasts, this site comes with outline planning permission granted for the construction of three high-quality family homes—one fully detached dwelling and two link-detached properties.

Nestled in the heart of the Cambridgeshire countryside, Reach offers the rare combination of peaceful village living with easy access to a range of vibrant and historic centres. The village lies within the catchment area of the Ofsted-rated 'Outstanding' Bottisham Village College, making it a highly desirable location for families. It is also ideally placed for commuters and professionals, with the University City of Cambridge, the renowned racing town of Newmarket, and the historic market town of Bury St Edmunds all within easy reach.

For those needing convenient transport links, the A14 and M11 corridors are readily accessible, connecting you to London, the Midlands, and beyond—making Reach an ideal base for those who want the serenity of the countryside without sacrificing connectivity.

Planning Overview:

- The outline planning permission allows for the development of:

- One detached property, and

- Two link-detached properties

Each totalling 203.12 Square meters (2186 Square feet) of internal accommodation. The garages are an additional 30.59 square meters (329 Square Feet)

Each property will be set attractively back from the road, allowing for a sense of space and exclusivity. The approved plans provide for well-considered layouts designed to cater to modern family living, with a blend of open-plan and private spaces.

Proposed Accommodation (per property):
Ground Floor

- Spacious entrance hall
- Large open-plan kitchen/dining/sitting area spanning the width of the property
- Study/home office/playroom
- Lounge room or optional fifth bedroom
- Downstairs cloakroom/WC

First Floor:

- Four generous double bedrooms
- En-suite to master bedroom
- Contemporary family bathroom

External Features:

- Each home will benefit from a well-proportioned single garage
- Generous private rear gardens
- Ample off-road parking

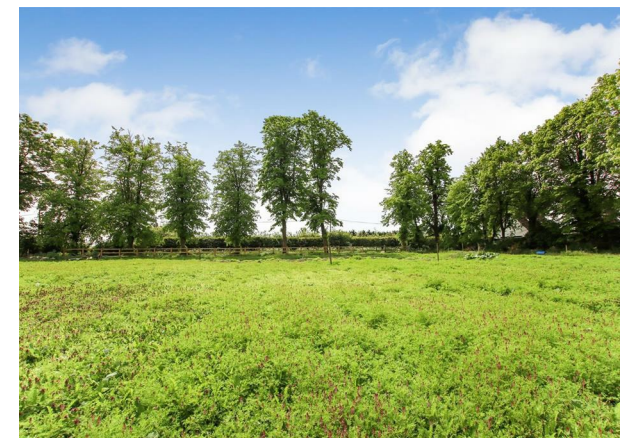
This site presents an exciting opportunity to create three thoughtfully designed homes in a location that is rich in heritage, natural beauty, and community spirit.

Enquiries & Further Information:

For further details, planning documentation, or to arrange a site visit, please contact Radcliffe & Rust at your earliest convenience.

Call us on 01223 307 898, or email enquiries@radcliffeandrust.co.uk

Don't miss this rare chance to secure a premium development plot in one of Cambridgeshire's most desirable villages.





Plot 1 Plot 2 Plot 3
South East Elevation (facing Burwell Road)
Scale 1:50

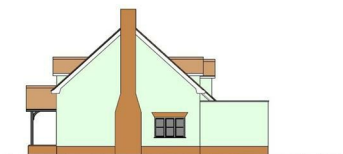


Plot 3 Plot 2 Plot 1
North West Elevation
Scale 1:50

Side Elevations:
Plot 3 (typical)



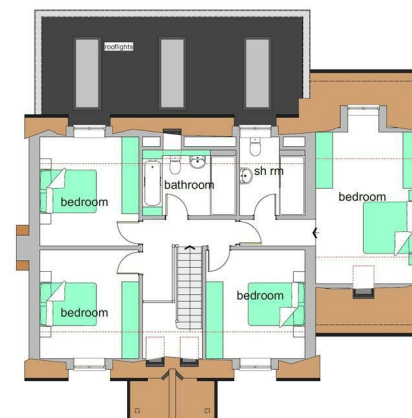
South West Elevation
Scale 1:50



North East Elevation
Scale 1:50



Ground Floor
Scale 1:50



First Floor
Scale 1:50

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(12 plus) A	
(91-91) B	
(89-80) C	
(55-65) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

