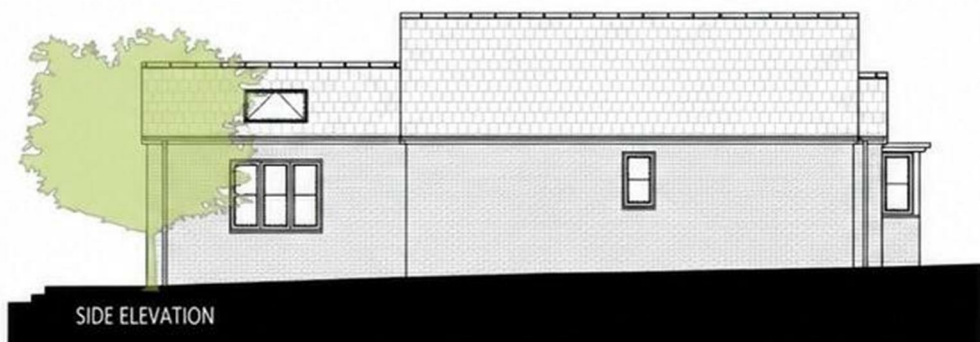
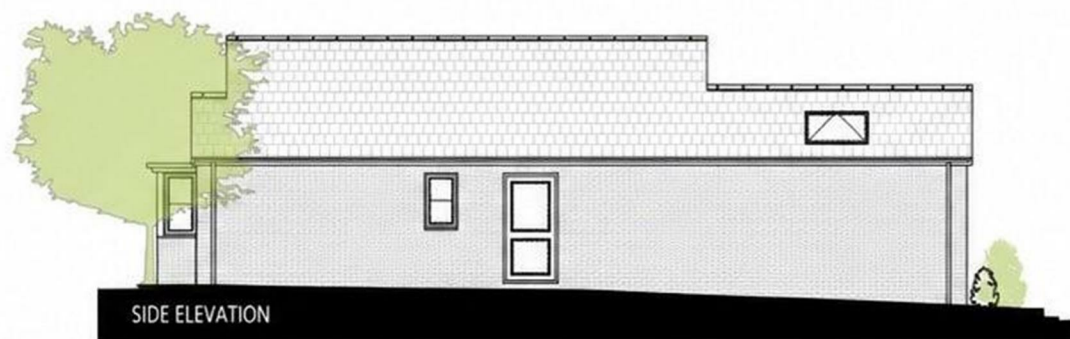


without express approval of the authors.
The drawing is to be read in conjunction with all other relevant drawings and specifications.
All dimensions to be checked on site prior to commencement of works and any discrepancies to be checked immediately.
Do not scale from this drawing.
Unless otherwise stated, all dimensions are in mm.



rev	P2	date	Oct '25	drawn	DSR
client					

project	33 Hinton Road, Fulbourn, Cambridge CB21 5DZ				
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drawing title	Proposed Floor Plans and Elevations- Plot 1				
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drawing no	PL(21)01	checked	DSR
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scale	1:100	original	A1
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status	PLANNING			
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address	25 Cromwell Road Cambridge Cambridgeshire CB1 3EB				
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Land Off Cherry Orchard, Fulbourn, CB21 5EH

CHEFFINS

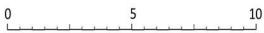
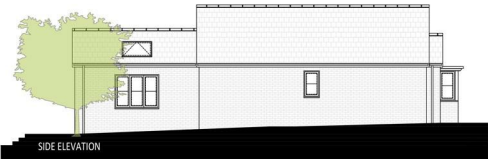
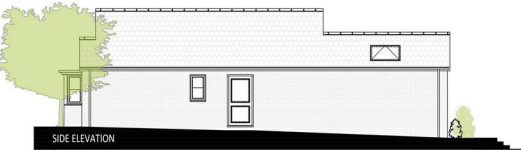
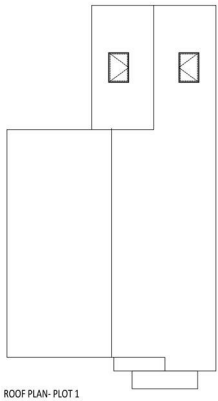
Cherry Orchard

Fulbourn, Cambridge,
CB21 5EH

An increasingly rare opportunity to acquire a residential development site with the benefit of full planning permission for the construction of an attractive detached three bedroom bungalow extending to approximately 977 sq ft (90.8 sq m).

- Full Planning Permission Granted
- Approved Detached Three Bedroom Bungalow
- Approximately 977 Sq Ft (90.8 Sq M)
- Private Garden Of Approximately 206 Sq M
- Independent Access From Cherry Orchard
- Highly Regarded South Cambridgeshire Village

 3  2  1

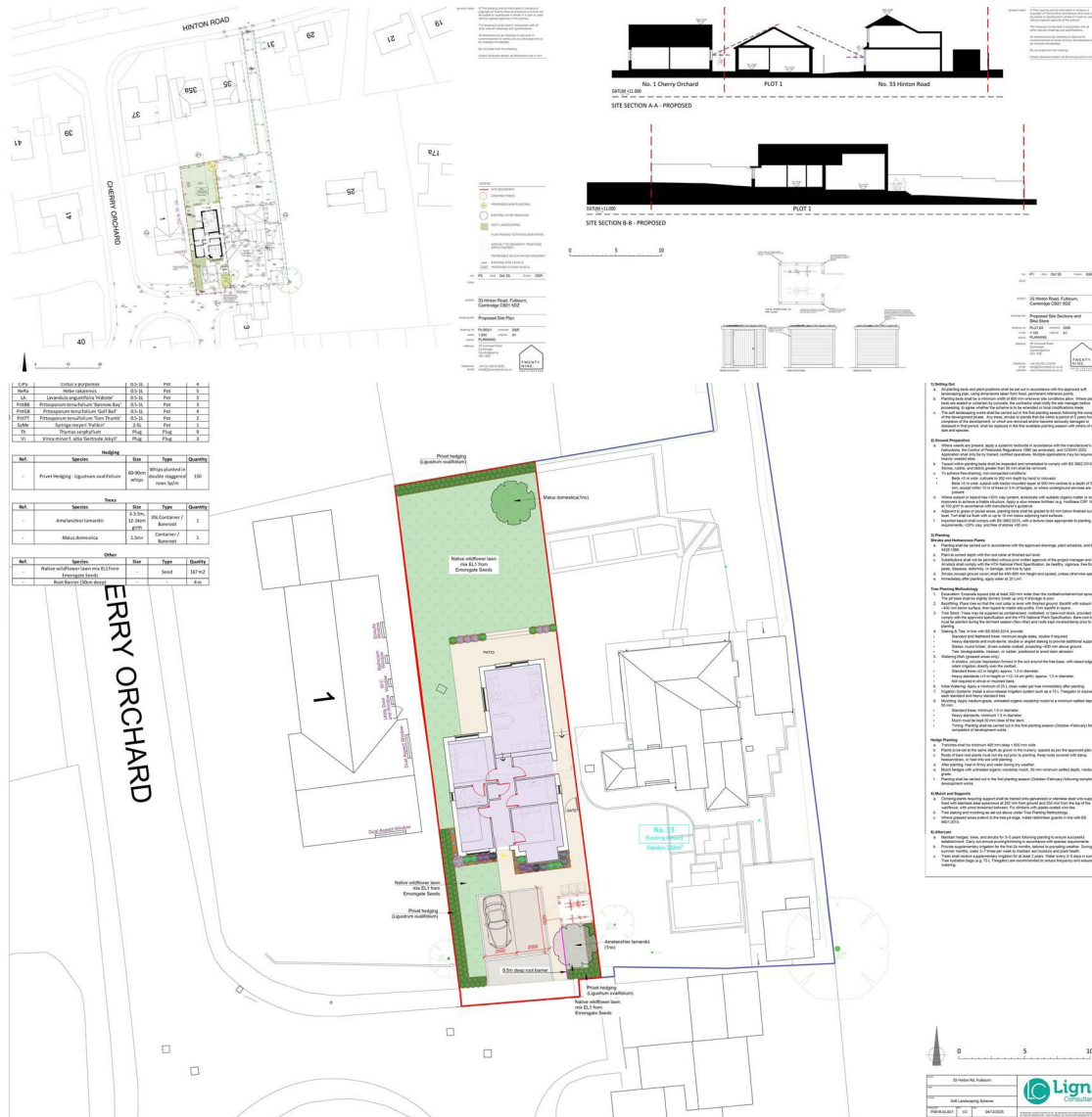


Guide Price £200,000

general notes
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Unless otherwise stated, all dimensions are in mm.

rev	P2	date	Oct '25	drawn	DSR
client					
project	33 Hinton Road, Fulbourn, Cambridge CB21 5DZ				
drawing title	Proposed Floor Plans and Elevations- Plot 1				
drawing no	PL(21)01	checked	DSR		
scale	1:100	original	A1		
status	PLANNING				
address	25 Cromwell Road, Cambridge, Cambridgeshire CB1 3EB				
telephone	+44 (0)1223 212253				
email	info@29architecture.co.uk				
website	www.29architecture.co.uk				





PLANNING PERMISSION

Occupying a tucked away position with independent access from Cherry Orchard, the site enjoys a private setting within one of South Cambridgeshire's most sought after villages whilst remaining conveniently placed for Cambridge, Addenbrooke's Hospital and the Biomedical Campus.

Planning permission has been granted by South Cambridgeshire District Council under reference 26/00310/FUL for the erection of a detached single storey dwelling together with associated access, parking, landscaping and infrastructure works.

DESCRIPTION

The approved accommodation has been thoughtfully designed

to provide an entrance hall, open plan kitchen, dining and living room, utility room, principal bedroom with en suite shower room, two further bedrooms and a family bathroom.

Externally, the approved scheme benefits from a private garden extending to approximately 206 sq m together with off road parking and turning space.

Fulbourn remains one of the area's most desirable villages, offering an excellent range of local amenities whilst providing easy access to Cambridge city centre, Addenbrooke's Hospital, the Biomedical Campus, Cambridge Science Park and major road and rail links.



Guide Price £200,000
 Tenure – Freehold
 Council Tax Band – New
 Build
 Local Authority – South
 Cambridgeshire District
 Council



GROUND FLOOR PLAN- PLOT 1
 90.8m² (977sq.ft)
 1 Storey, 3Beds, 5 Persons

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

