

# CHEFFINS



**Milton Road, Impington CB24 9NF**

**Guide Price £350,000**



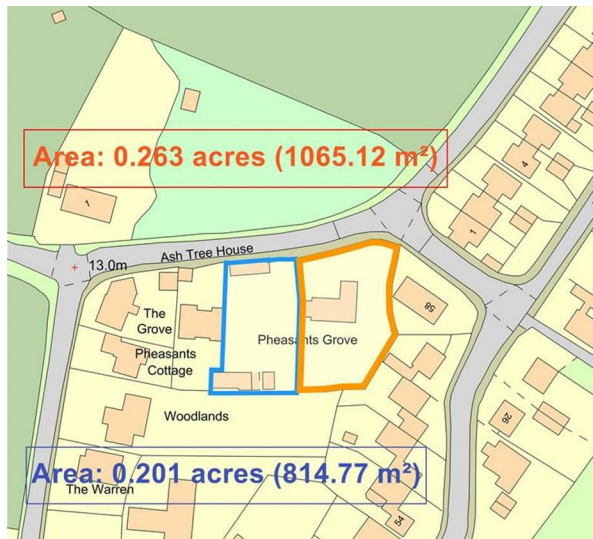
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- Implemented Consent
- Circa 0.2 Acre Plot
- Circa 2,000sqft Accommodation

An opportunity to acquire a building plot with implemented consent for the construction of a 4 bedroom detached property in a established residential location.



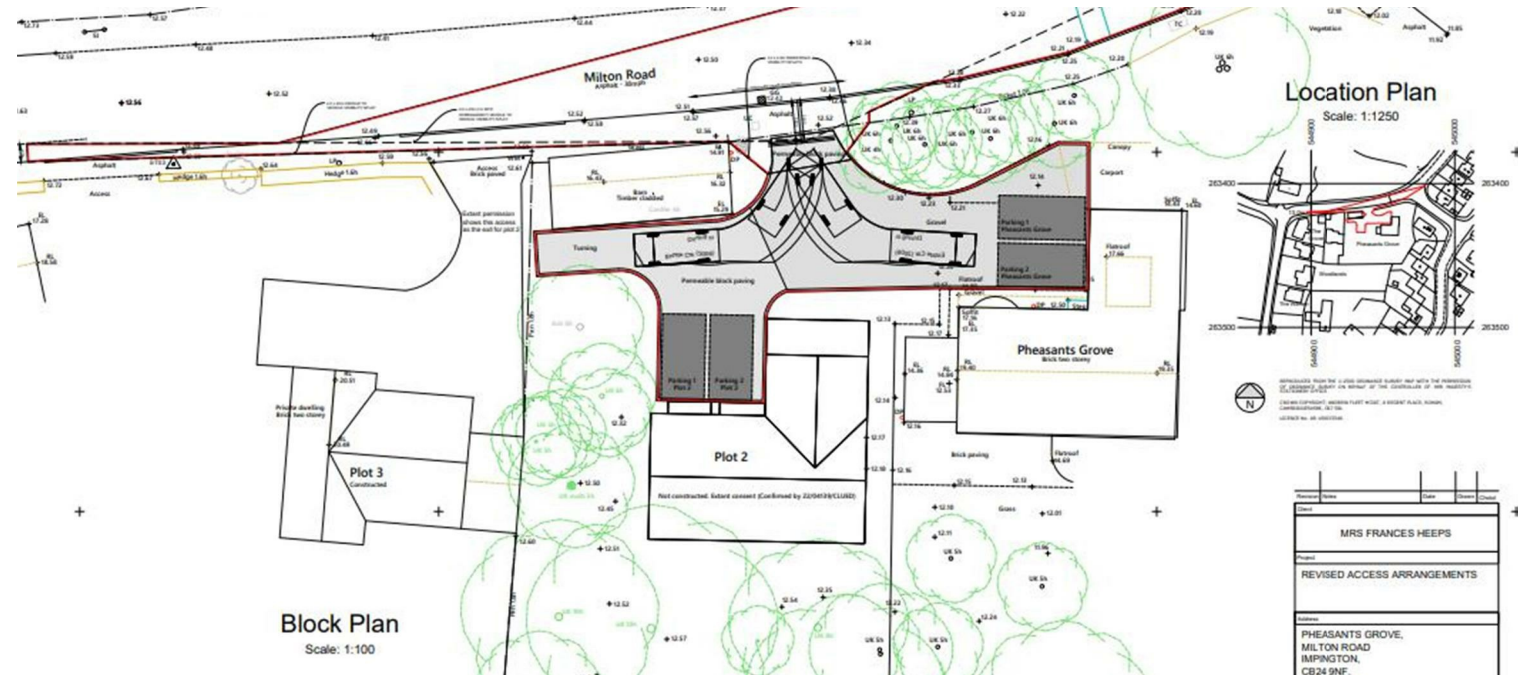
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Tenure – Freehold

Council Tax Band – New Build TBC

Local Authority – South Cambridgeshire

District Council SCDC



#### The Plot

The plot is accessed via a shared driveway from Milton Road serving one other property. The gardens are south facing with a selection of mature trees.

#### Planning History

Planning Approval S/1664/09/F

Certificate of Lawful Use or Development Reference 22/04139/CLUED

The planning history is substantial with numerous extensions of time and approvals throughout the years. We would urge that interested parties familiarise themselves with the full history.

The size of the approved property is: Ground Floor 70.5m<sup>2</sup> (excluding garage). First Floor 88.5m<sup>2</sup>. Garage 25.2m<sup>2</sup>.

The access for plot 2 is shared with plot 1 (a completed and occupied property).

A building control application was submitted to SCDC on the 10th January 2013 and inspections were carried out on the 23rd January.

Application 23/02335/FUL for revised access arrangements is currently under consideration.



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.