



Hawkins Road, Cambridge, CB4 2QU

CHEFFINS

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An opportunity for a single building plot with full planning permission for the erection of a new end-of-terrace house with parking in this popular residential area.



£150,000



Planning

24/03157/FUL – Full planning permission for the erection of a new end-of-terrace house with parking. The permission also approves a single storey rear extension to No.27 but this does not form part of the land for sale.

New Homes

Please contact Cheffins New Homes team for more information on the local market and resale values in the area.

Location

This plot is ideally located close to a range of local amenities and within easy reach of the train station, providing excellent transport links. It is also situated near the Science Park, Business Park, and the St John's Innovation Centre. These key locations make it a highly sought-after area for young professionals, whether as buyers or renters, looking for a convenient and vibrant place to live or work.

Cambridge is a historic city in the east of England, renowned for its prestigious university, stunning architecture, and vibrant cultural scene. Known for its picturesque streets, scenic riverside, and rich academic history, Cambridge offers a blend of tradition and innovation. The city is home to world-class museums, beautiful green spaces, and a thriving community, making it a hub for education, research, and tourism.

Proposed dwelling

The proposed dwelling will be a fantastic two bedroom home featuring an open-plan kitchen/living room, cloakroom, front and rear gardens and a separate garage.

Material Information

Tenure – Freehold

Council Tax Band – TBC

Proposed Square Footage – 764qft

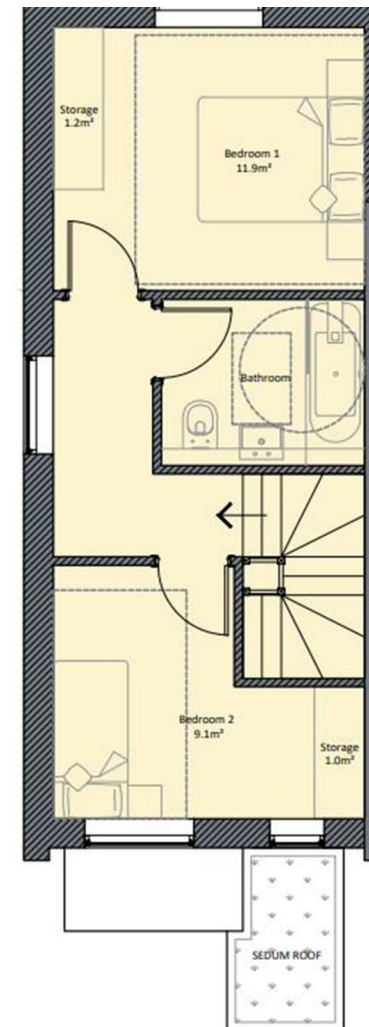
Services – Interested parties must satisfy themselves as to the availability and adequacy of all services prior to making their unconditional offer.

Wayleaves, easements, covenants – The site is sold subject to all wayleaves, easements, covenants and rights of way, whether or not disclosed.

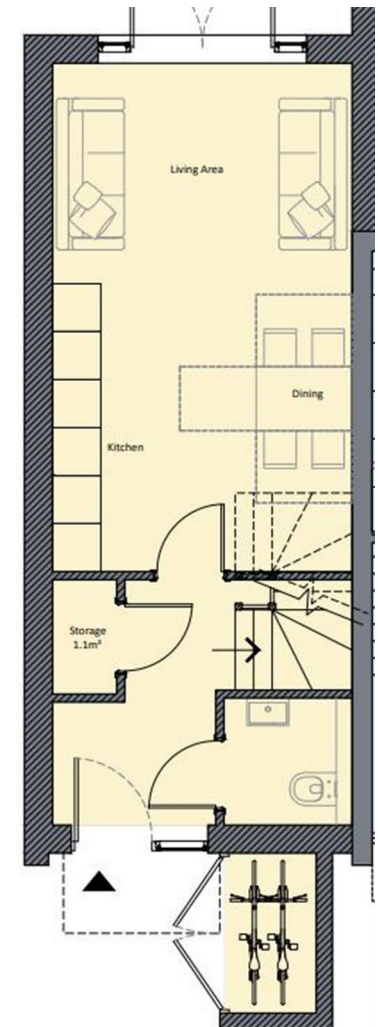
Images shown are of the site and computer images of the proposed new build home.

Agent Note

Biodiversity survey report is available upon request. No credits required.



PLOT 1- FIRST FLOOR



PLOT 1- GROUND FLOOR



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.cheffins.co.uk/stamp-duty-land-tax>
Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](https://www.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.

