

West Drive, Highfields Caldecote, CB23 7NY

CHEFFINS



West Drive

Highfields Caldecote, CB23 7NY

A modest detached dwelling occupying a generous plot of about 3 acres offering scope for redevelopment subject to the necessary planning consents.

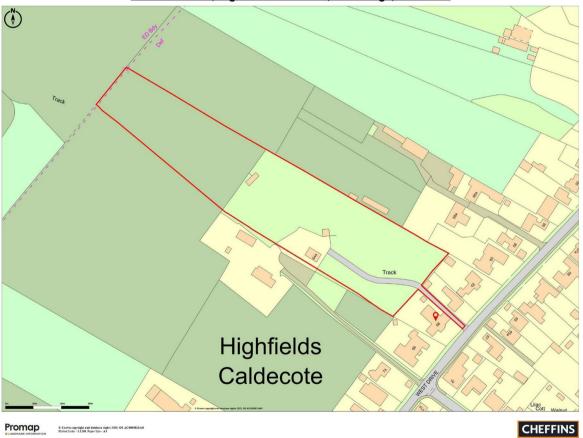
LOCATION

Highfields Caldecote is a picturesque village approximately 6 miles west of Cambridge. The village has a vibrant community with a village hall and social club, sports pavilion and recreation ground and a number of local shops including a village store, cafe, hairdresser and petrol station with a local butchers and bakery. There is a village primary school which feeds to Comberton Village College which is Ofsted rated "Outstanding". The A428 is close by and leads to the A14 and M11 providing a convenient link for commuters.



Guide Price £400,000

64A West Drive, Highfields Caldecote, Cambridge, CB23 7NY



SCALE 1:1250 @A3

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A unique opportunity to acquire a modest detached dwelling occupying an extensive plot of about 3.33 acre (STS)

Planning

23/04628/CLUED

Certificate of lawfulness under S191 for an existing use for a structure that has been used as a dwellinghouse (Class C3) in excess of 10 years along with residential garden space surrounding the dwelling, which has been in use as associated residential curtilage in excess of 10 years and a shed within the garden area.

AGENTS NOTES CAMBS

Tenure - Freehold

Council Tax Band - A

Number & Types of Room - Please refer to floor plan

Services- Mains electricity, water and drainage

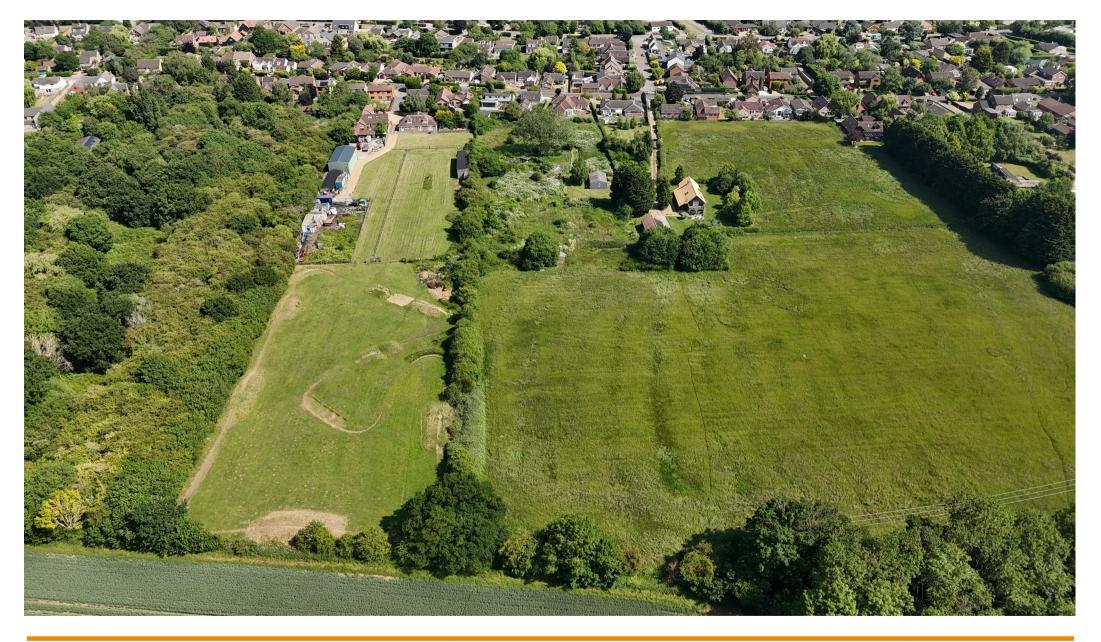
Heating- Open fire

Broadband access- None

Construction- Steel with asbestos

Flood Risk - No Conservation Area - No Planning Permission - None





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.







