



High Street, Great Abington, CB21 6AE

**CHEFFINS**



## High Street

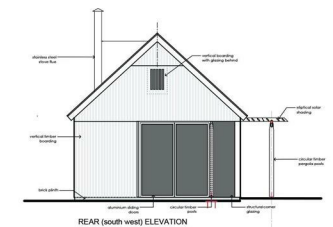
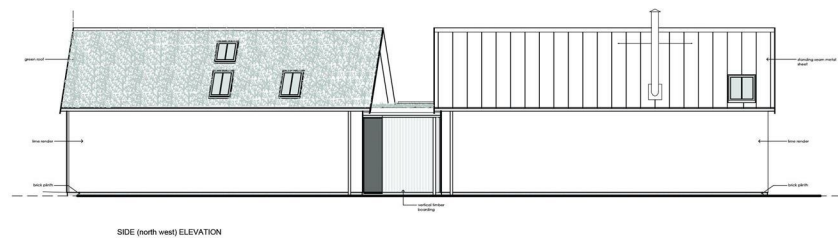
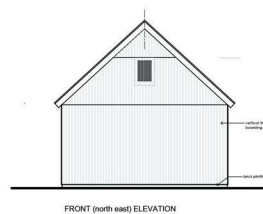
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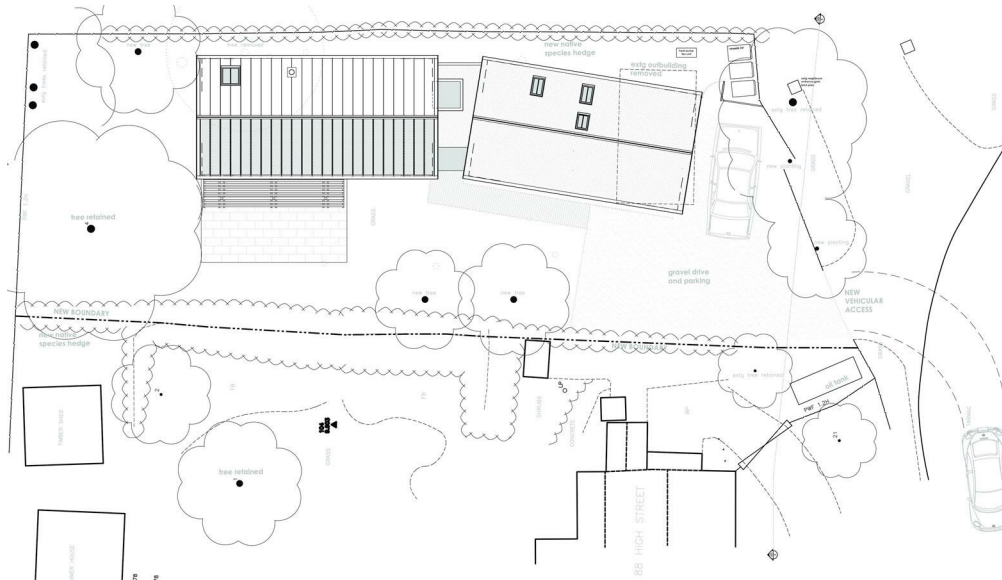


Guide Price £200,000

- Approved Planning for a self/custom build
- Planning reference 24/02083/FUL
- Single storey, two bedroom dwelling
- Private garden and off-street parking
- Tucked-away location
- Sought after village with excellent commuter links

An opportunity to acquire an individual building plot with full planning permission for a contemporary and stylish single storey self/custom build dwelling. The plot is located in a tucked away location within a sought-after and well-served South Cambridgeshire village.





## LOCATION

Great Abington provides an excellent range of local amenities, many of which are within easy walking distance and include a post office/general store, primary school, fine church, inn/restaurant and cricket pitch/recreation ground. The university City of Cambridge is about 7 miles away with a convenient bus route into the city. For the commuter the village is well placed for access to major routes including the A11/A14 and M11 motorway. There are also main line stations at Whittlesford, Audley End and Cambridge.



## PLANNING PERMISSION

Full details can be found on the South Cambridgeshire Council Planning website under reference 24/02083/FUL.

## DESCRIPTION

An opportunity to acquire a building plot with PLANNING PERMISSION for the demolition of existing outbuilding and erection of a single storey self/custom build dwelling. The plot is set in a tucked away location just off the High Street within the Great and Little Abington conservation area.

Proposed accommodation comprises:

Central entrance hall with open plan kitchen/dining/reception room and shower room to one side and two double bedrooms and bathroom suite to the other side. GIA: 73 sqm (785.77 sqft)

Outside there is provision for a private garden and off-street parking.

## AGENT'S NOTES

1) The access driveway to the plot is under separate ownership (area marked in blue on the drone image). A premium for pedestrian and vehicle access (including construction access) has been agreed with the land owner based on the planning permission granted under reference 24/02083/FUL. A figure of £27,500 plus a contribution towards legal fees in

drafting documents, would be payable by the purchaser to the land owner upon completion of the sale. This would form a separate transaction to the purchase of the building plot. An alternative access via the existing driveway of 88 High Street is also possible. Further details available by calling 01799 523656.

2) Please ensure that reference is made to the conditions noted within the planning application, in particular, condition 14 regarding self-build construction.

## MATERIAL INFORMATION

- Tenure – Freehold
- Council Tax Band – n/a
- Property Type – Building plot
- Property Construction – n/a
- Number & Types of Room – Please refer to the floorplan

• Square Footage – Proposed 785.77 sqft (73 sqm)

• Parking – Driveway

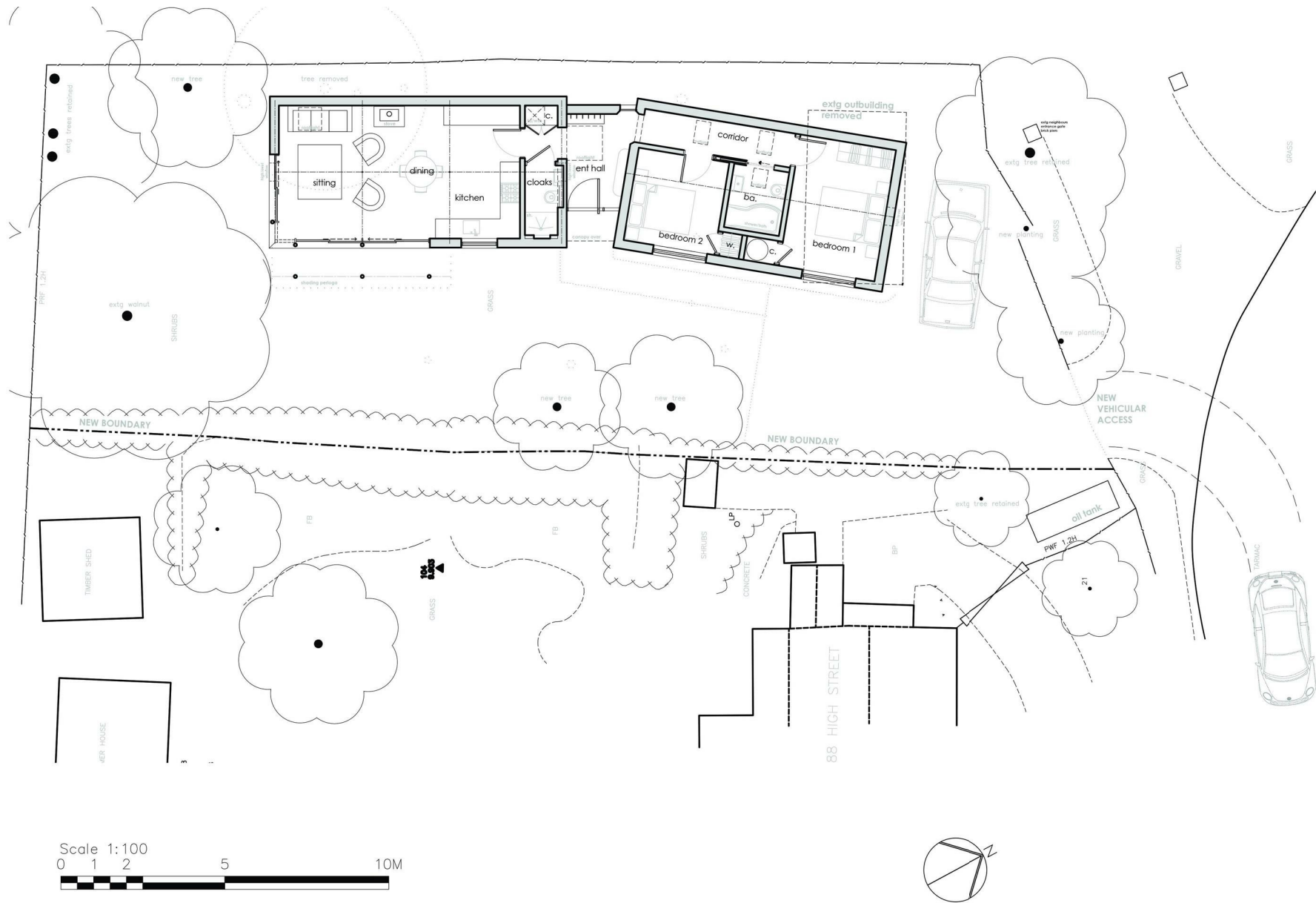
### UTILITIES/SERVICES

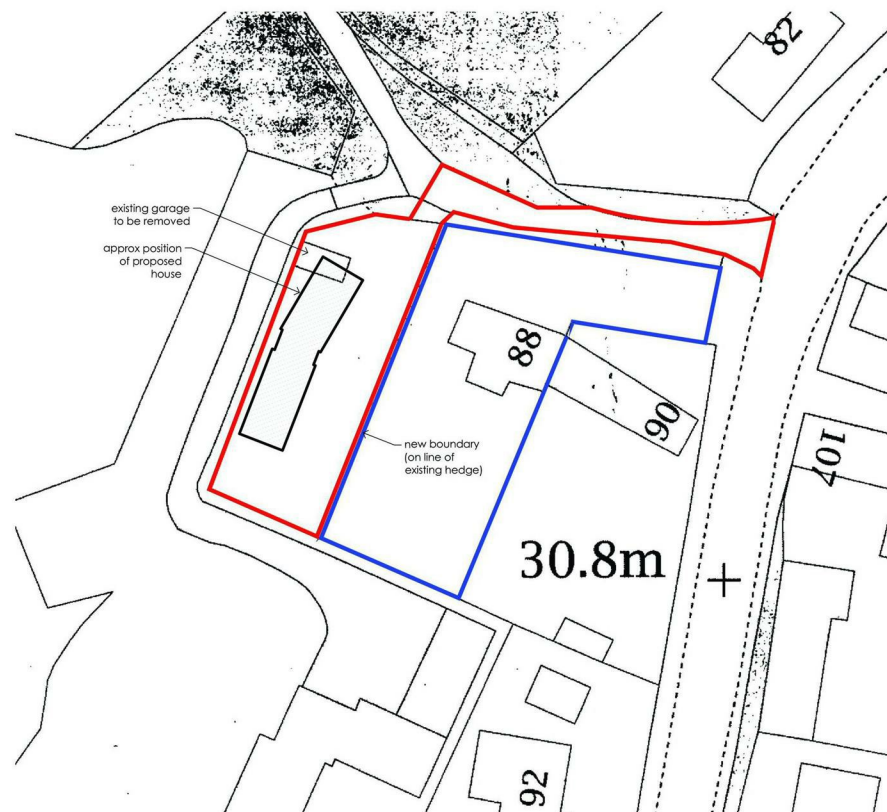
- Electric Supply – Mains to be connected
- Water Supply – Mains to be connected
- Sewerage – Private drainage/sewerage to be connected (shared with No. 88)
- Heating – n/a
- Broadband – To be connected (Fibre to the Property available in the area)
- Mobile Signal/Coverage – OK

- Flood risk – Low
- Conservation Area – Yes
- Tree Preservation Order – Walnut Tree at the bottom of the site

## VIEWINGS

By appointment through the Agents.





PROPOSED BLOCK LOCATION PLAN



Guide Price £200,000

Tenure - Freehold

Council Tax Band - Exempt

Local Authority - South Cambridgeshire

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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.