Tylers Independent Estate Agents is a trading name of Tylers Property Partnership Ltd



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## BUILDING PLOT, ADJOINING 75 LONG LANE, WILLINGHAM, CAMBRIDGE, CB24 5LD



A WELL POSITIONED SINGLE BUILDING PLOT IN THIS POPULAR AND WELL SERVED VILLAGE WITH FULL PLANNING CONSENT FOR THE ERECTION OF A THREE BEDROOM DETACHED HOUSE - S/1607/12/FL

The plot is situated between two established village houses and is of irregular shape and somewhat overgrown. The site has a maximum depth of 30m (around 98'0") and 9m (around 30'0") frontage with a maximum width of 12m (around 40'0") and a minimum width of 6m (around 20'0"). It should prove to be of interest to professional builders and self-builders alike.

## FREEHOLD PRICE: OFFERS AROUND £125,000 INVITED

Willingham is a popular, lively and well served village lying just north of Cambridge. There is excellent access to the University City as well as the bustling market town of St Ives and the A14 and M11 are close by providing road links with the rest of the country. Abundant local facilities and amenities include a supermarket, Post Office, convenience store, butchers, bakers, banks, farm shops, public houses and three churches. Willingham is proud to offer excellent primary school facilities with both state and private primary and pre-schools and secondary education at nearby Cottenham Village College. Willingham is one of the villages which benefits most from the new Guided Busway. Now open, it provides a reliable, fast and frequent public transport service - a genuine alternative to driving in to Cambridge on the busy A14. The Guided Busway is the longest in the world and links Huntingdon, St Ives and Cambridge. There are two new Park & Ride sites, one at the neighbouring village of Longstanton, just over a mile from Willingham.

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The plot is located close to the centre of the village within just a few minutes stroll of the highly regarded primary school and doctors surgery. The village centre itself is within easy walking distance and the recently renovated Willingham Windmill and delightful walks in open countryside are equally convenient.

## **Planning:**

Full details of the consent, including conditions, plans, drawings and design and access statement can be found at www.scambs.gov.uk/environment/planning/default.htm

The vendors will be imposing standard conditions concerning the buyers responsibilities including:

- 1) The erection and maintenance of a suitable boundary fence at an appropriate time.
- 2) Demolition of the existing garage and outbuildings.
- 3) Payment of the S.106 contribution is thought to be around £3,500
- 4) The new dwelling is to be constructed to the approved design. Small alterations may be allowed but will need to be approved by the vendor.
- 5) Standard limitations will restrict the site to a single dwelling with appropriate stipulations regarding storage of commercial vehicles, livestock and caravans.

## **COUNCIL TAX BAND TBA**







