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Tylers

Independent Estate Agents

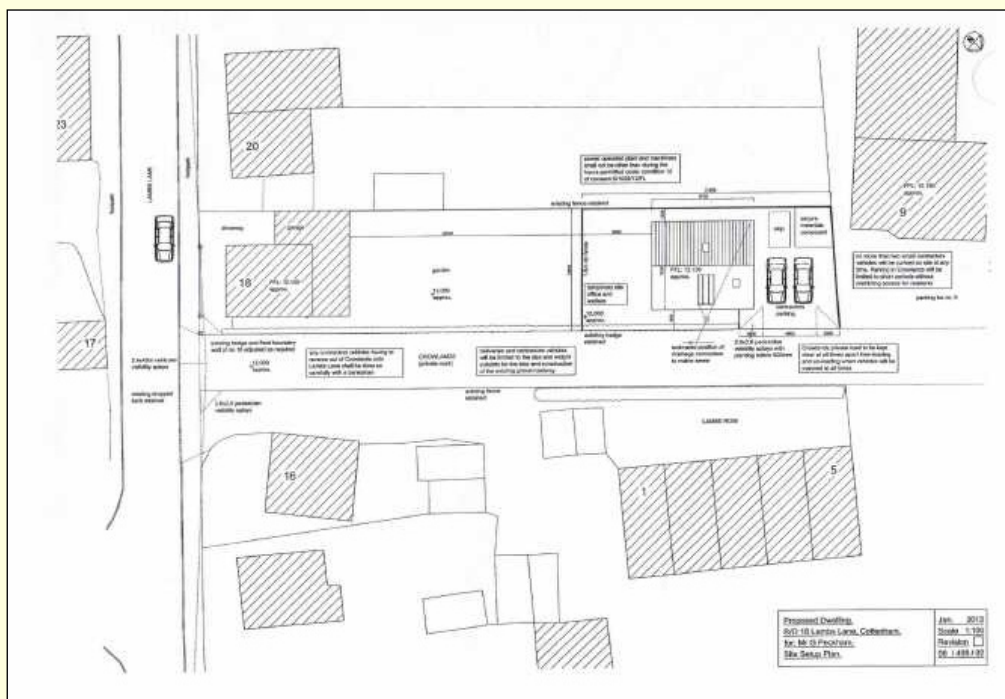
Andrew Jackman FNAEA
Director

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Director

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Director

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Associate Director

BUILDING PLOT, 18 LAMBS LANE, COTTENHAM, CAMBRIDGE, CB24 8TA



A SET BACK AND PRIVATELY POSITIONED SINGLE BUILDING PLOT WITH PLANNING PERMISSION FOR THE BUILDING OF AN ATTRACTIVE TWO/THREE BEDROOM HOUSE - SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL PLANNING APPLICATION REF: REF S/0148/13*

The plot is located off Lambs Lane near the centre of this well served village accessed via Crowlands, a private road. Planning permission has been granted a two/three bedroom detached dwelling. The vendor has requested that a close boarded fence is erected on the boundary near to this property within two weeks of purchase and that building work on the new dwelling is completed, or as near as possible, within one year of completion of purchase. The overall plot is, according to the drawings, 21.2m (69'7) deep x 10.60m (34'9) wide. Around 225 sq.m (2421 sq.ft) in area. Ref S/0148/13* refers to the Discharge of Conditions and planning consent reference/drawings

PRICE: OFFERS AROUND £125,000 INVITED

Cottenham surrounded by open countryside, lies about six miles north of Cambridge and ten miles south west of Ely. The Cambridge northern bypass is within four miles which provides access onto the M11 motorway and A14 to Huntingdon. Shopping facilities along the High Street include a chemist, supermarket, post office and grocers. A primary school is situated in Lambs Lane which has recently obtained an outstanding Ofsted report, whilst Cottenham Village College provides secondary education and evening recreational community facilities. Cottenham is one of the villages to benefit most from the Guided Busway which 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.

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South Cambridge District Council can be contacted on 03450 450500 for further details. All mains services

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