



GRAY
TOYNBEE

Plot 1, 323 St. Neots Road, Hardwick, CB23 7QL
Guide price £279,000

An impressive building plot of about 0.4 acres with full planning permission for a large, 2300 sq. ft, four-bedroom bungalow plus family room/bedroom 5, situated in a non-estate position and just 10 minutes from the Science Park.

This attractive freehold plot has a lovely wide frontage to a particularly quiet part of St Neots Road, it has a variety of mature trees and an area designated as an ecological amenity space.

Full planning was granted by South Cambs District Council Ref: 24/00157/FUL.

The consented property has well-planned and spacious 4/5 bedroom accommodation and a double garage plus a cycle store.

All buyers must familiarise themselves with the following important information and make all the necessary investigations and enquiries relating to the same.

before making an offer.

Important information:

1. Mains Services: underground mains water and electricity run through the front plot, serving the existing dwelling at 323, sited within the rear plot. It will be the buyer's responsibility to agree with the seller's agent on the re-routing of these services within the front Plot 1, such that they can continue to serve the rear plot. Any such diversion works within front Plot 1, which are to be carried out, must be undertaken by a suitably qualified and approved contractor and at the buyer's expense. The proposed dwelling within the front plot must obtain new mains supplies from the mains services within the highway and be separate from the existing services serving the rear plot.

2. Planning Permission: the plot benefits from full planning permission ref 24/00157/FUL , Purchasers should satisfy themselves regarding the requirements of any planning and pre-commencement conditions.

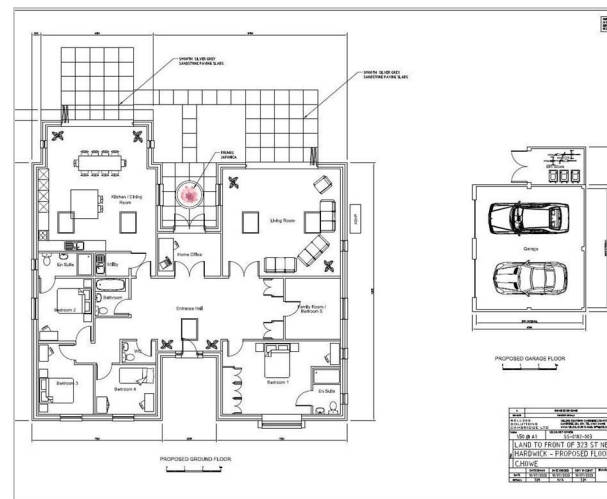
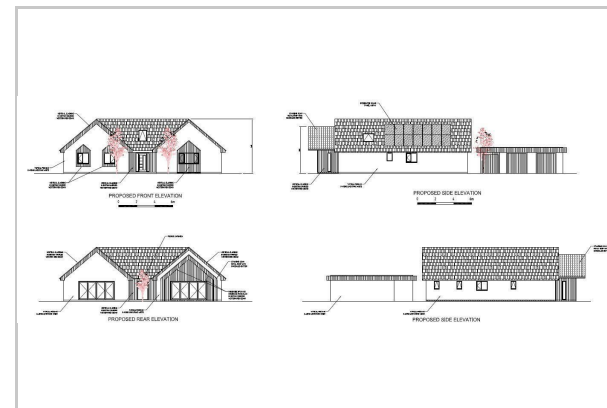
3. The buyer must covenant not to permit any temporary accommodation on-site.

4. The buyer is required to erect temporary secure fencing to the west and south site boundaries within 4 weeks of completion. Permanent close boarded fencing to the west and south boundaries of the plot shall comply with any planning conditions and shall not restrict the Highway Authority required visibility from the seller's retained access drive serving the rear plot. The permanent fencing shall be erected (to replace the temporary fencing) prior to the commencement of development or within 3 months from completion, whichever shall be the sooner.

5. The seller imposes a covenant restricting the development of the plot for a single dwelling only, together with any garage or domestic ancillary buildings.

6. The seller reserves the right to create a highways-related visibility splay at the entrance to the retained land affecting the boundary of this plot.

7. A covenant will prevent the area of the front plot from being used to create any form of access to serve any neighbouring land.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.