



Building Plot Pepys Close, Cambridge, Girton, CB3 0PA  
Guide price £260,000

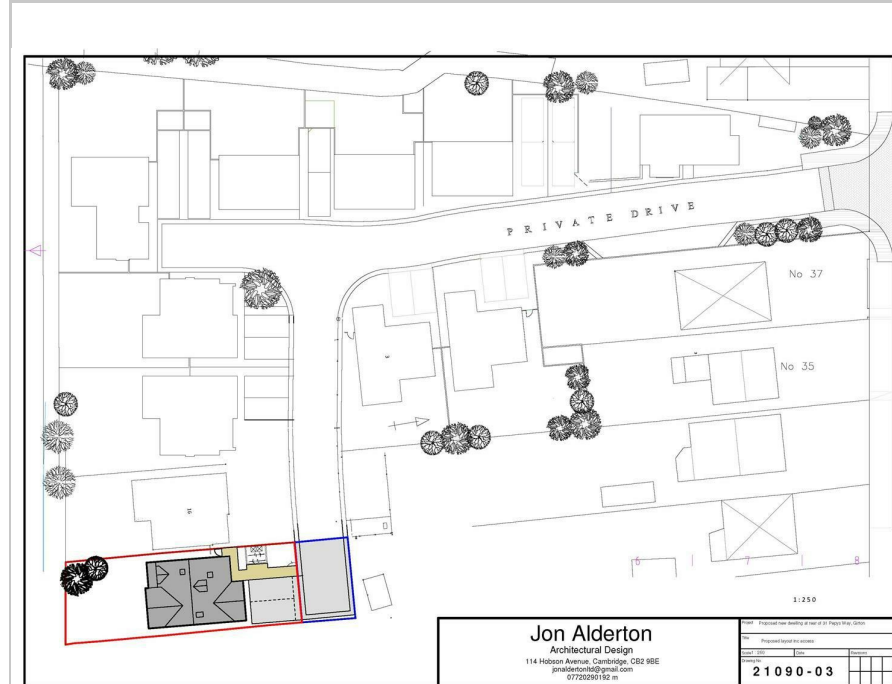
- Excellent building plot
- Popular village
- Close to Cambridge and Eddington
- Full planning permission

A good size freehold building plot with full planning permission, for a 4-bedroom detached house.

This attractive plot (edged red) is situated at the end of a small, discreet, private road of similar-style homes that form a part of a recently completed development. Full planning permission has been granted under ref: 22/03382/FUL, for a detached three-storey family home of about 1750 sq. ft.

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: We are advised that services are available at the entrance to the site. It will be the buyer's responsibility to agree any rerouting of these services and cover all connection costs.
2. Planning permission: The plot benefits from full planning permission, purchasers should satisfy themselves regarding planning and all pre-commencement conditions.
3. The buyer must covenant to construct the consented scheme, however, non-material amendments and changes to the internal layout will be considered, subject to written consent. Consent will not be unreasonably withheld.
4. The buyer must covenant not to permit any temporary accommodation on the site.
5. The purchasers are required to erect suitable site fencing, within 2 weeks of completion.
6. The plot is sold with a right of way over the land edged blue on the plan. The buyer will be allowed to use the area edged blue for the provision of services to the site and the sellers reserve the right to connect to all services/media.
7. The buyer must construct, at their cost, a new driveway over the area edged blue on the plan, this should be block-paved or the standard and specification required by the planning/highways department.
8. The sellers intend to impose a covenant restricting the plot to a single dwelling, and domestic ancillary buildings.
9. The plot is sold with the benefit of full rights of way over the private road, but purchasers must make their own investigations regarding contributions to the estate management



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