



Land at, Comberton, Cambridge, CB23 7DL

Guide Price £150,000

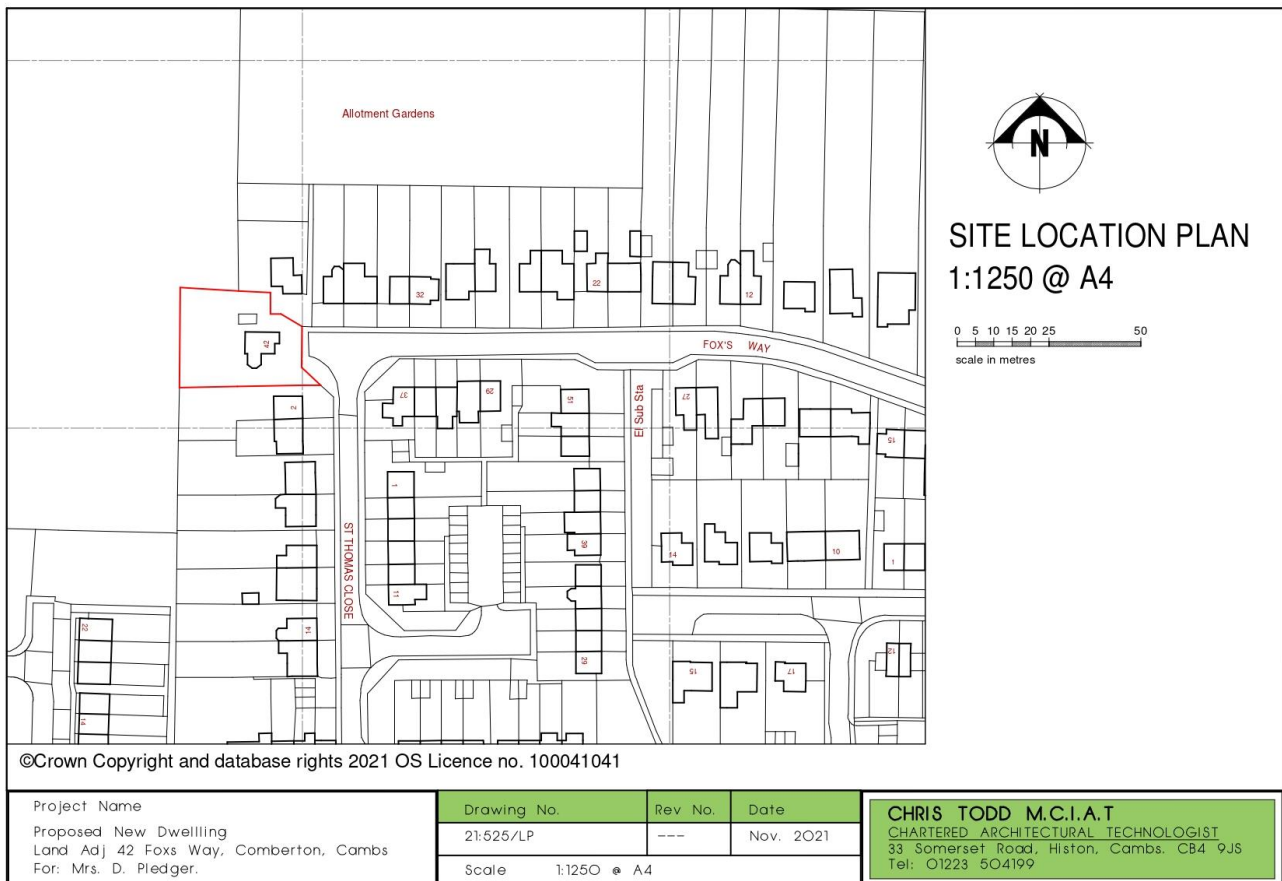
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Land Adjacent at, Comberton, Cambridge, CB23 7DL

Building plot with detailed consent for demolition of existing garage and erection of new dwelling of circa 915 sq.ft Greater Cambridge Shared Planning ref: 22/00188/FUL

On 24 June 2022 Greater Cambridge Shared Planning granted consent for demolition of existing garage and erection of new dwelling at 42 Foxs Way Comberton under 22/00188/FUL for a brand new two storey 3 bed / 4 person dwelling of 85 sq.m (915sq.ft) GIA

Comberton is located 6 miles to the west of Cambridge with the benefit of close proximity to the M11 motorway. The village is served by numerous amenities, including a village shop, a post office, a butcher, a garage, a firm of accountants, and two ale houses. The village also has its own primary school and village college.





Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.