



Plot at St. Neots Road, Hardwick, Cambridge, CB23 7QL

Guide Price £395,000

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St. Neots Road, Hardwick, Cambridge, CB23 7QL

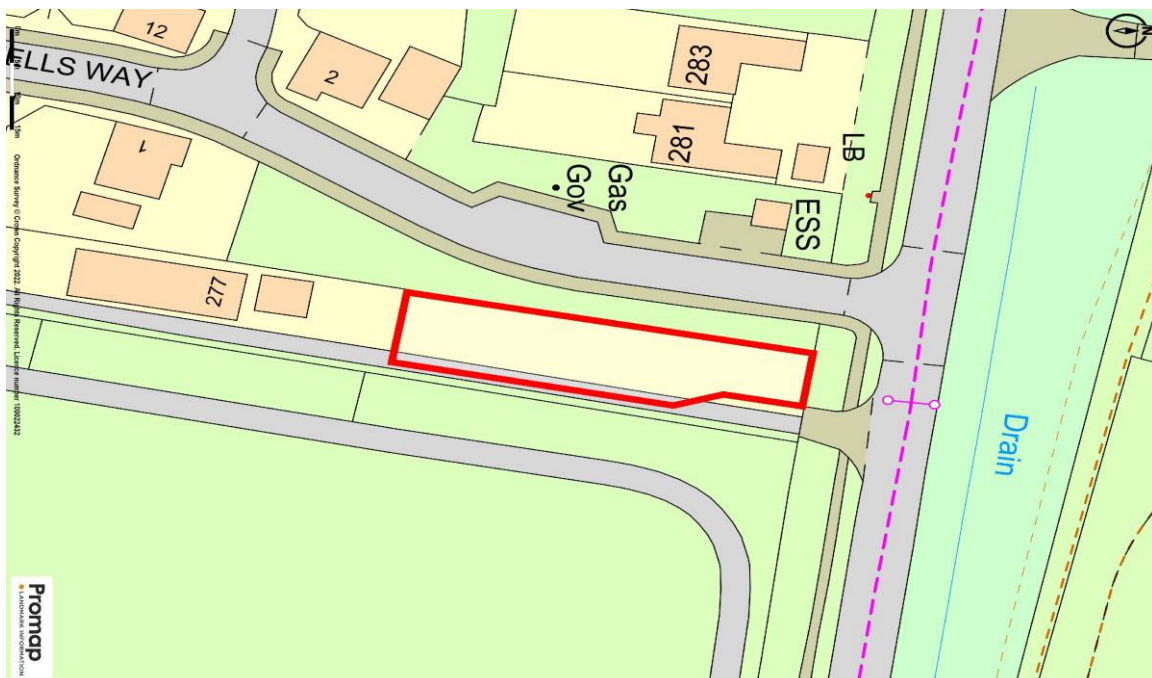
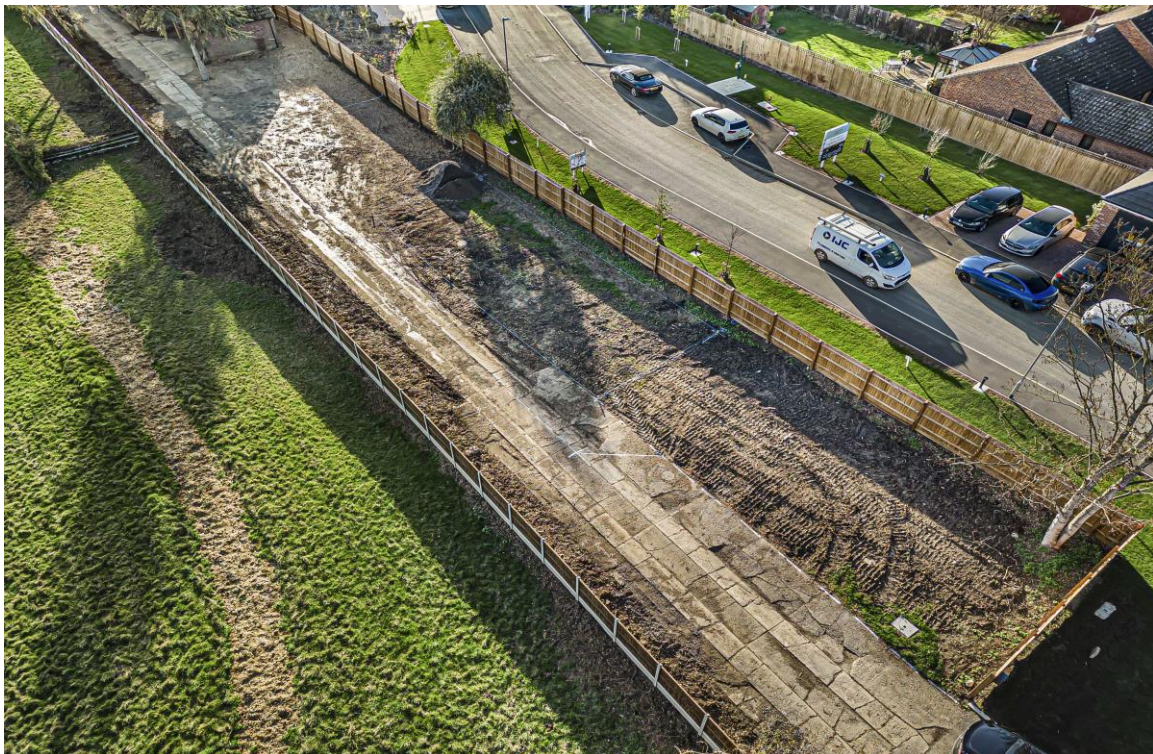
A single building plot with planning consent for a 2,200sqft detached 4 bedroom dwelling occupying a delightful position overlooking adjacent paddock land, in this much sought-after village with excellent connections to Cambridge and major routes. The plot size is circa 0.15 of an acre with state services connected including electric, water, main sewer with gas and fibre available in front of plot. The plot will be fenced.

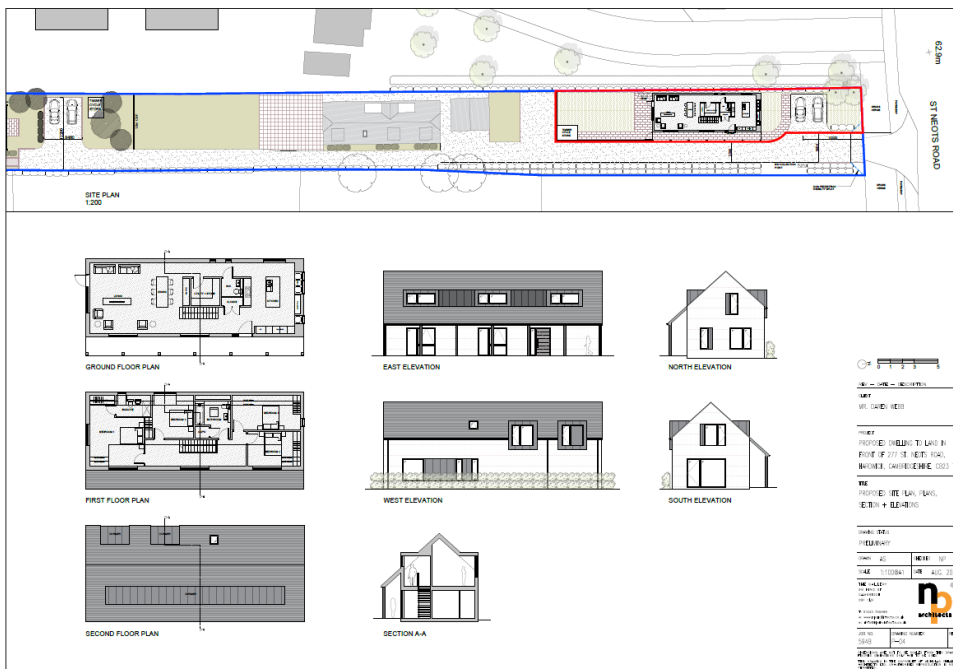
On Fri 05 Nov 2021 planning permission was granted for the erection of a single dwelling on the land in front of 277 St Neots Road Hardwick Cambridgeshire CB23 7QL.

South Cambs planning ref: 21/03961/FUL

Hardwick is a thriving and popular village and provides an excellent range of local amenities including a primary school and pre-school, fine church, inn/ restaurant and village stores.

Children of secondary school age would usually attend nearby Comberton village college. The village is conveniently placed for access to major routes and the university city of Cambridge which is just five miles away.





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.