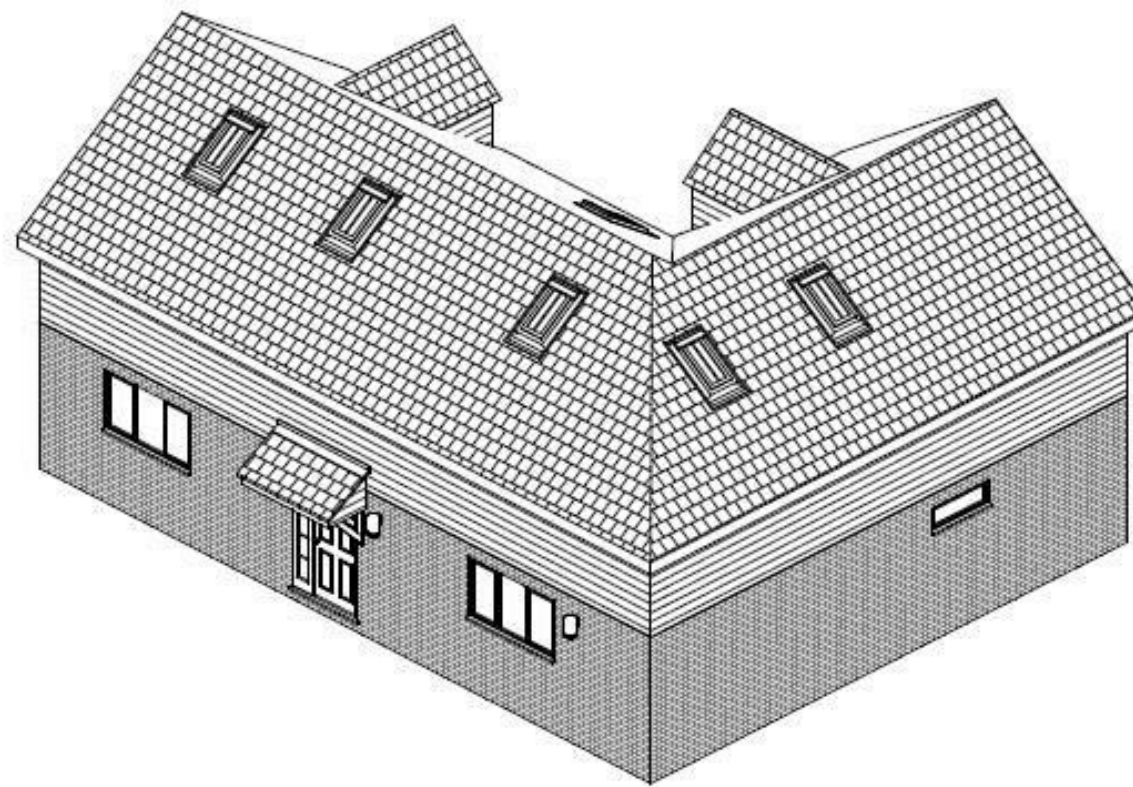


1 Visual 1



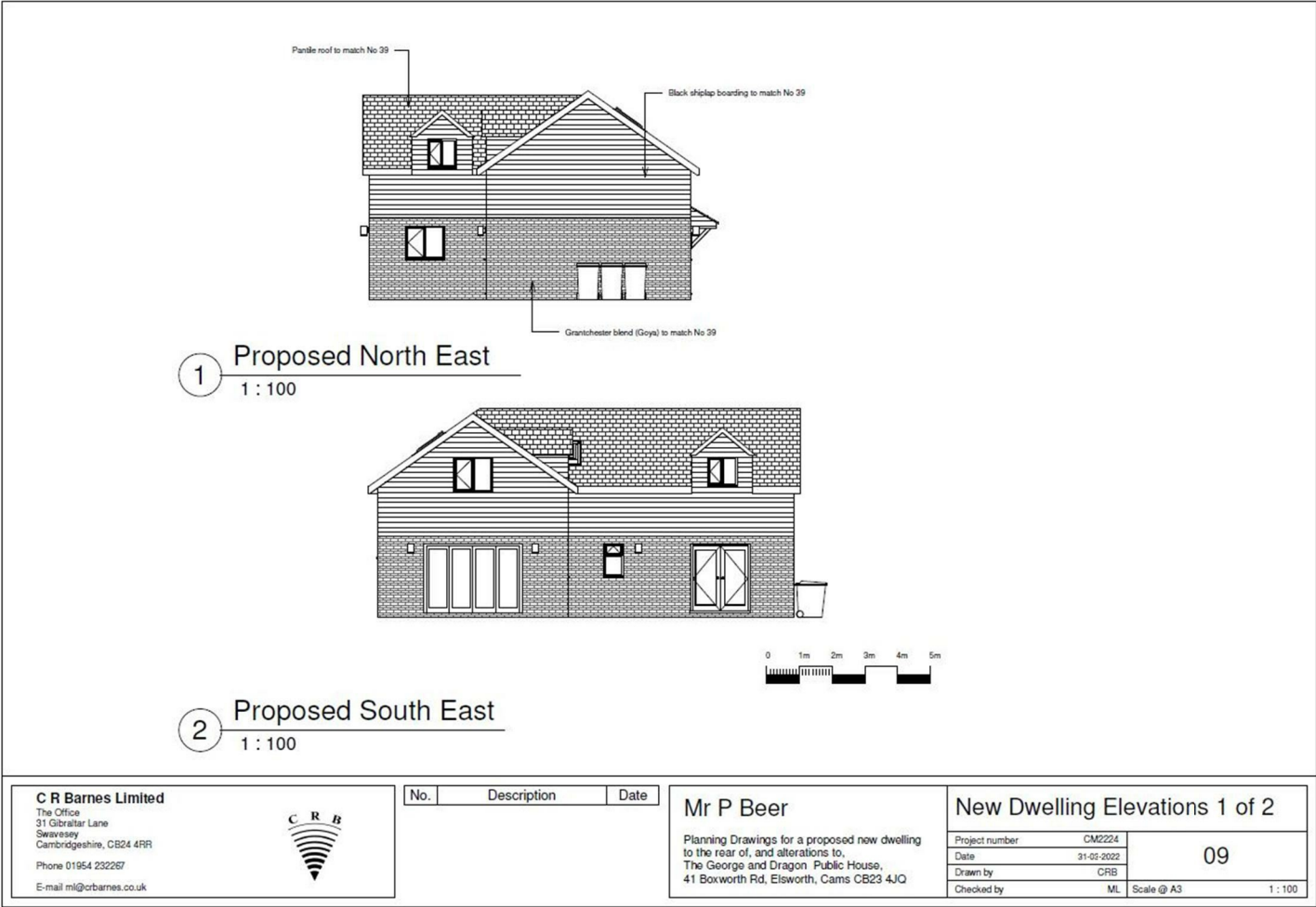
Boxworth Road

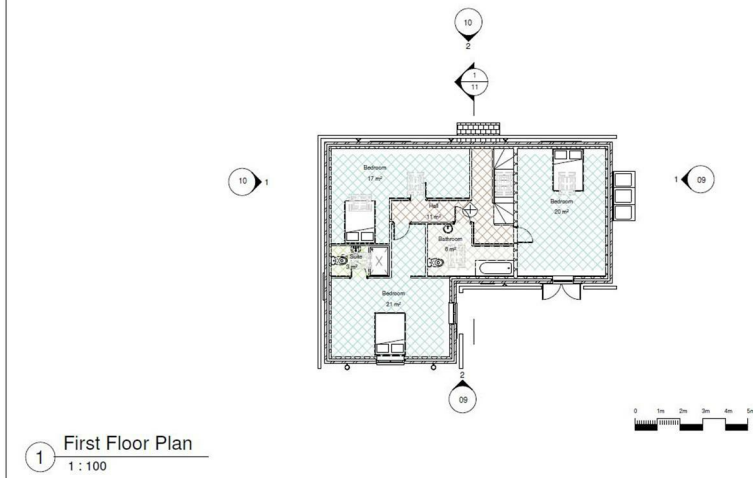
Elsworth,
CB23 4JQ

A single building plot with detailed consent for the erection of a detached dwelling under planning reference: 21/04315/FUL

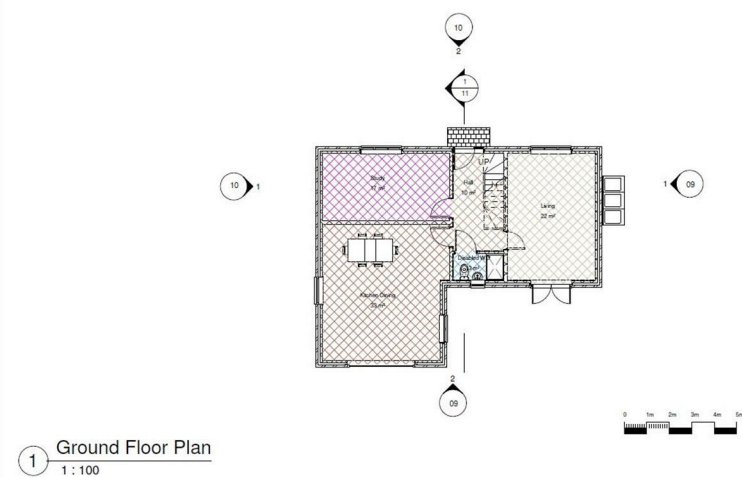
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Guide Price £225,000

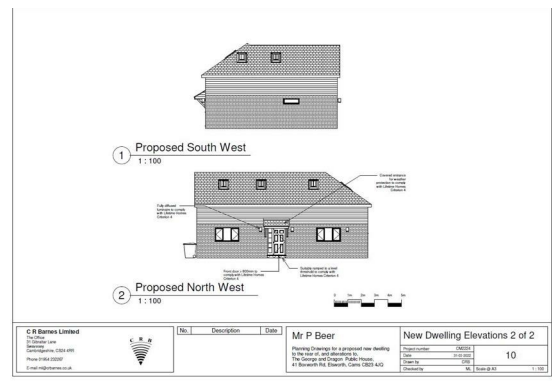
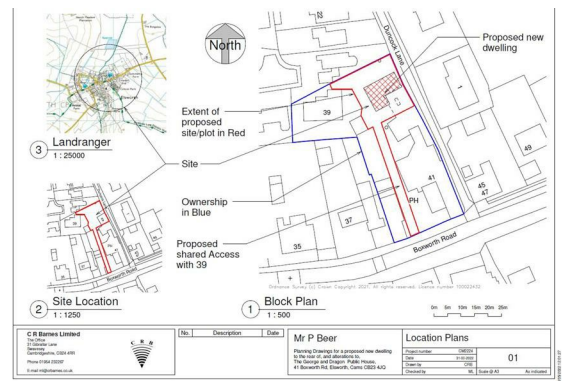




<div><div>C R Barnes Limited</div><div>The Office 31 Gibraltar Lane Sawney Cambridgeshire, CB24 4PR</div><div>Phone 01554 232067</div></div> <div></div>	<table><tr><th>No.</th><th>Description</th><th>Date</th></tr><tr><td></td><td>Mr P Beer</td><td></td></tr></table>	No.	Description	Date		Mr P Beer		<div><div>New Dwelling First Floor Plan</div><div><div>Project number</div><div>CM2204</div></div><div><div>Date</div><div>21-01-2012</div></div><div><div>Drawn by</div><div>CRB</div></div></div> <div>07</div>
No.	Description	Date						
	Mr P Beer							
<div>Planning Drawings for a proposed new dwelling to the rear of, and alterations to, The George and Dragon Public House, 41 Boxworth Rd, Elsworth, Cambs CB23 4JQ</div>								



C R Barnes Limited The Office 31 Gibraltar Lane Sawney Cambridgeshire, CB24 4PR Phone 01554 232067 <small>© 2002 CRB Barnes Limited. All rights reserved.</small>		<table><tr><th>No.</th><th>Description</th><th>Date</th></tr><tr><td></td><td>Mr P Beer</td><td></td></tr></table>	No.	Description	Date		Mr P Beer		New Dwelling Ground Floor Plan Planning Drawings for a proposed new dwelling to the rear of, and alterations to, The George and Dragon Public House, 41 Boxworth Rd, Elsworth, Cambs CB23 4JQ	<table><tr><td>Project number</td><td>CM2204</td><td rowspan="3">06</td></tr><tr><td>Date</td><td>21-01-2012</td></tr><tr><td>Drawn by</td><td>CRB</td></tr></table>	Project number	CM2204	06	Date	21-01-2012	Drawn by	CRB
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C R Barnes Limited The Office 31 Gibraltar Lane Sawney Cambridgeshire, CB24 4PR Phone 01554 232067 Email info@crbarnes.co.uk		<table><tr><th>No.</th><th>Description</th><th>Date</th></tr><tr><td></td><td>Mr P Beer</td><td></td></tr><tr><td colspan="3">Planning Drawings for a proposed new dwelling to the rear of, and alterations to, The George and Dragon Public House, 41 Boxworth Rd, Elsworth, Cambs CB23 4JQ</td></tr></table>	No.	Description	Date		Mr P Beer		Planning Drawings for a proposed new dwelling to the rear of, and alterations to, The George and Dragon Public House, 41 Boxworth Rd, Elsworth, Cambs CB23 4JQ			<table><tr><td colspan="2">New Dwelling Elevations 2 of 2</td></tr><tr><td>Project number</td><td>CM2204</td></tr><tr><td>Date</td><td>21-01-2012</td></tr><tr><td>Drawn by</td><td>CRB</td></tr><tr><td>Checked by</td><td>SB, Issue 03</td></tr><tr><td></td><td>1/100</td></tr></table>	New Dwelling Elevations 2 of 2		Project number	CM2204	Date	21-01-2012	Drawn by	CRB	Checked by	SB, Issue 03		1/100
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Checked by	SB, Issue 03																							
	1/100																							

A single building plot with detailed planning consent under planning reference 21/04315/FUL

Erection of a 3 bedroom detached dwelling extending to circa 166 sq.m (1,786 sq.ft) to the rear of the George and Dragon Public House along with car parking allocation at 41 Boxworth Road Elsworth CB23 4JQ

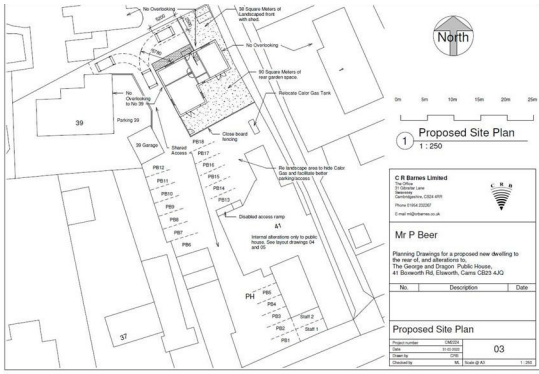
LOCATION

The highly sought after village of Elsworth is located about 10 miles

from the university city of Cambridge and is well placed for access to major routes including the A428 and A14. Elsworth has its own primary school, and local pub/restaurant and stores/ post office. Secondary schooling is available in nearby Swavesey Village College.

MATERIAL INFORMATION

Tenure - Freehold
Council Tax Band - To Be Assessed



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £225,000

Tenure – Freehold

Council Tax Band – New Build

Local Authority – South Cambridgeshire

District Council

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.