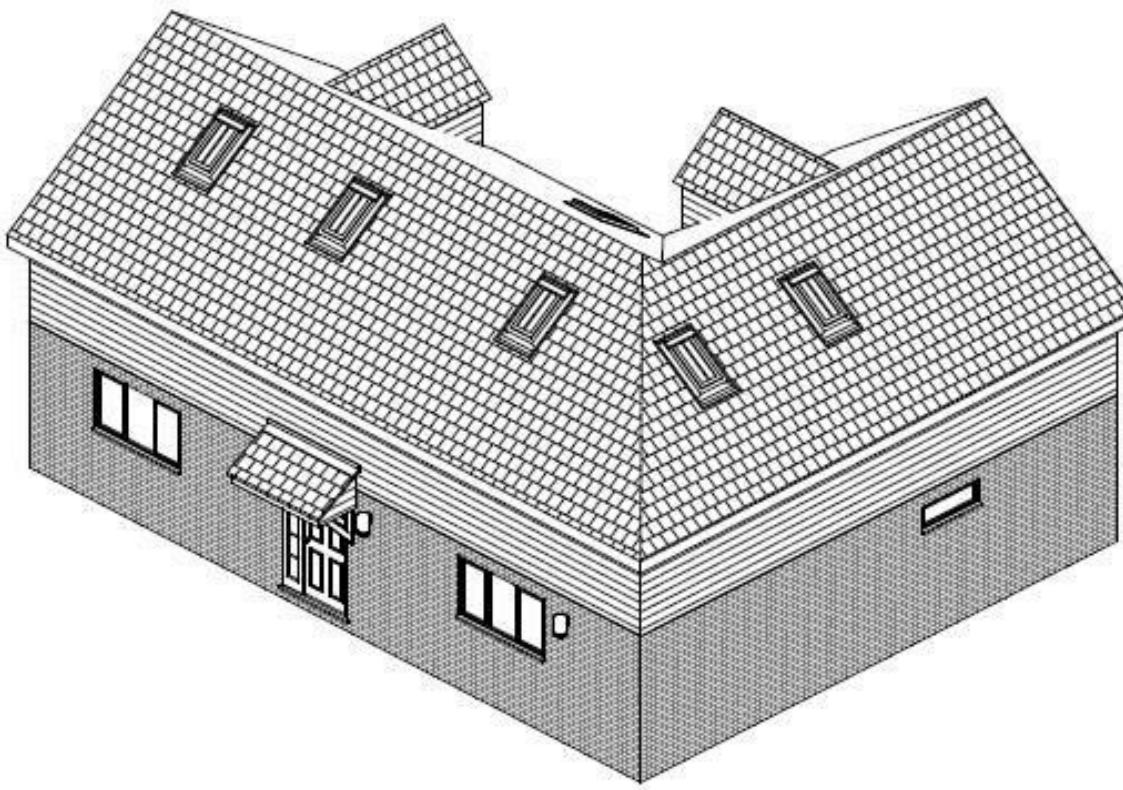


1 Visual 1



Boxworth Road, Elsworth, CB23 4JQ

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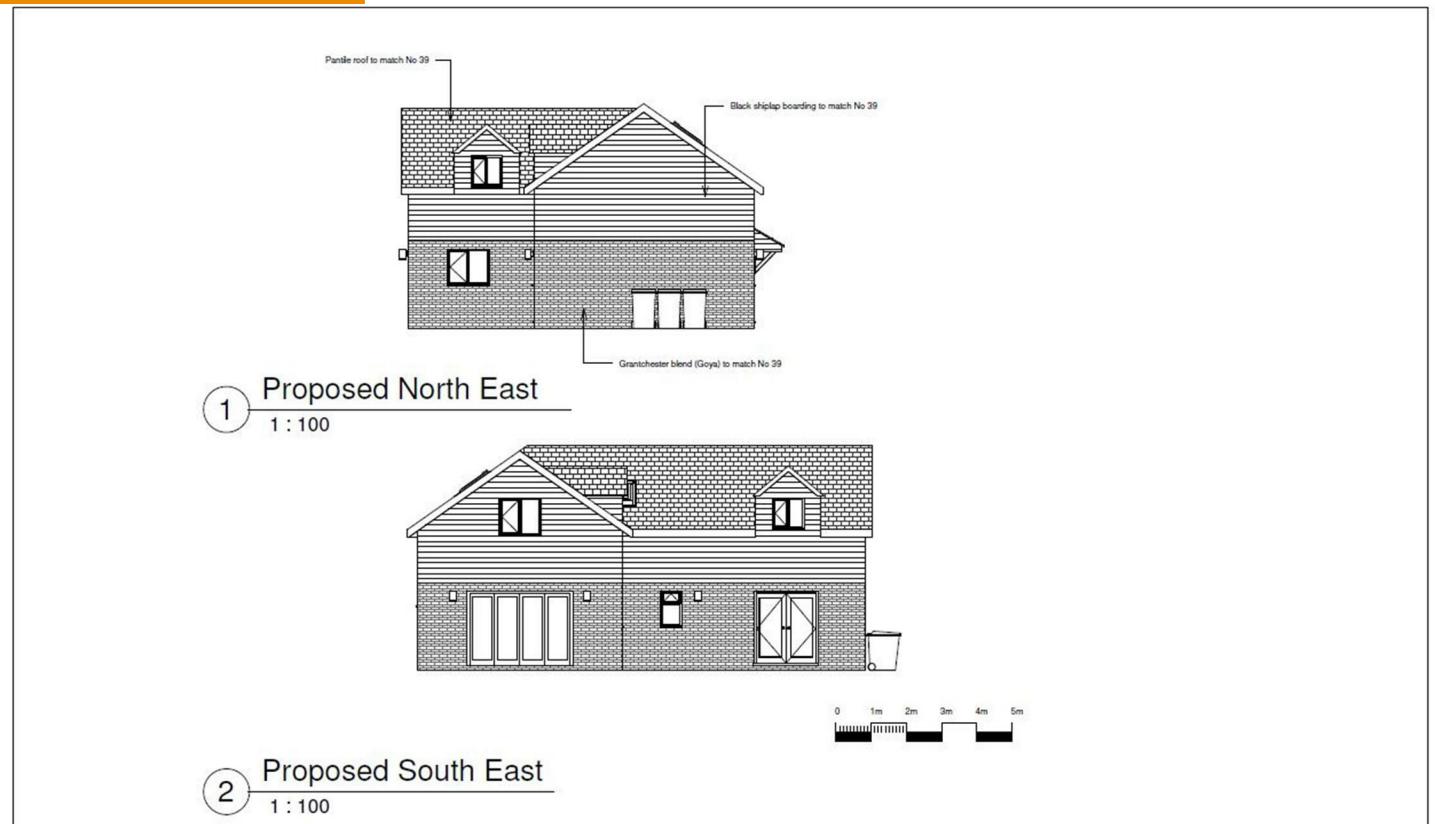
Boxworth Road

Elsworth,
CB23 4JQ

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



Guide Price £225,000



C R Barnes Limited
The Office
31 Gibraltar Lane
Swavesey
Cambridgeshire, CB24 4RR
Phone 01954 232267
E-mail ml@crbarnes.co.uk



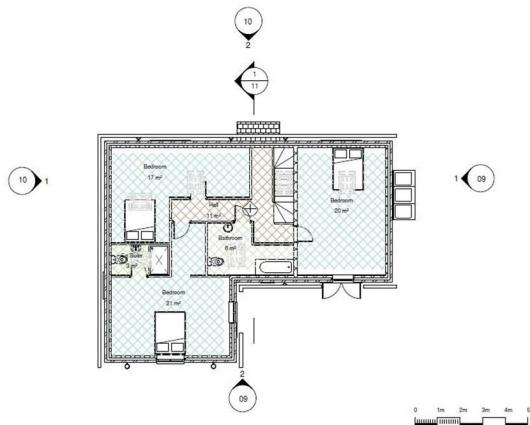
No. Description Date

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

New Dwelling Elevations 1 of 2

Project number	CM2224	09
Date	31-05-2022	
Drawn by	CRB	
Checked by	ML	Scale @ A3
		1 : 100



1 First Floor Plan
1:100

C R Barnes Limited
The Office
31 Old Market Lane
Swavesey
Cambridge CB24 4PR
Phone 01954 232297



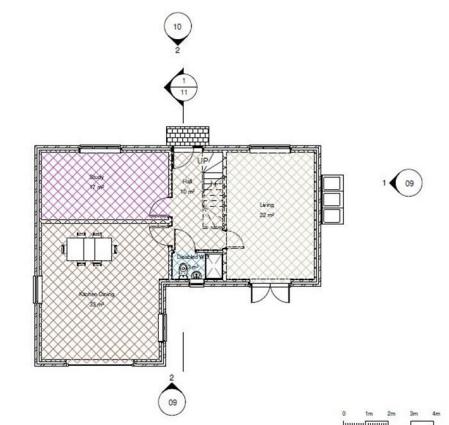
No.	Description	Date
Mr P Beer	New Dwelling First Floor Plan	07

Planning Drawings for a proposed new dwelling
to the rear of, and alterations to,
The George and Dragon Public House,

Project number CM2204
Date 31-03-2022
Drawn by CRB

11/03/2022

0 1m 2m 3m 4m 5m



1 Ground Floor Plan
1:100

C R Barnes Limited
The Office
31 Old Market Lane
Swavesey
Cambridge CB24 4PR
Phone 01954 232297

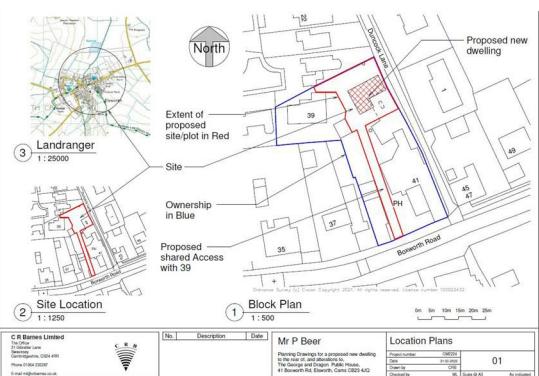


No.	Description	Date
Mr P Beer	New Dwelling Ground Floor Plan	06

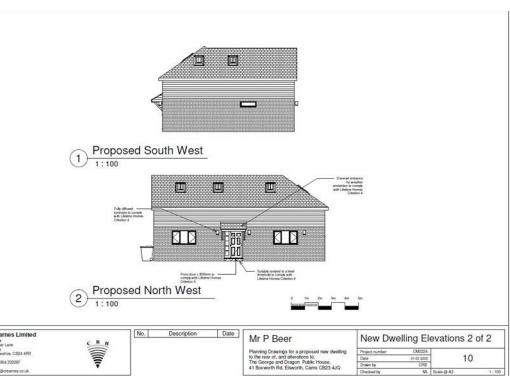
Planning Drawings for a proposed new dwelling
to the rear of, and alterations to,
The George and Dragon Public House,
41 Boxworth Rd, Elsworth, Cambs CB23 4JQ

11/03/2022

0 1m 2m 3m 4m 5m



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No.	Description	Date
Mr P Beer	New Dwelling Elevation 2 of 2	10

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

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.

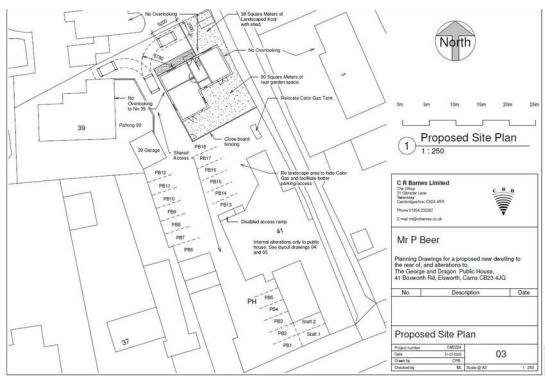
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - To Be Assessed

LOCATION

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



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	

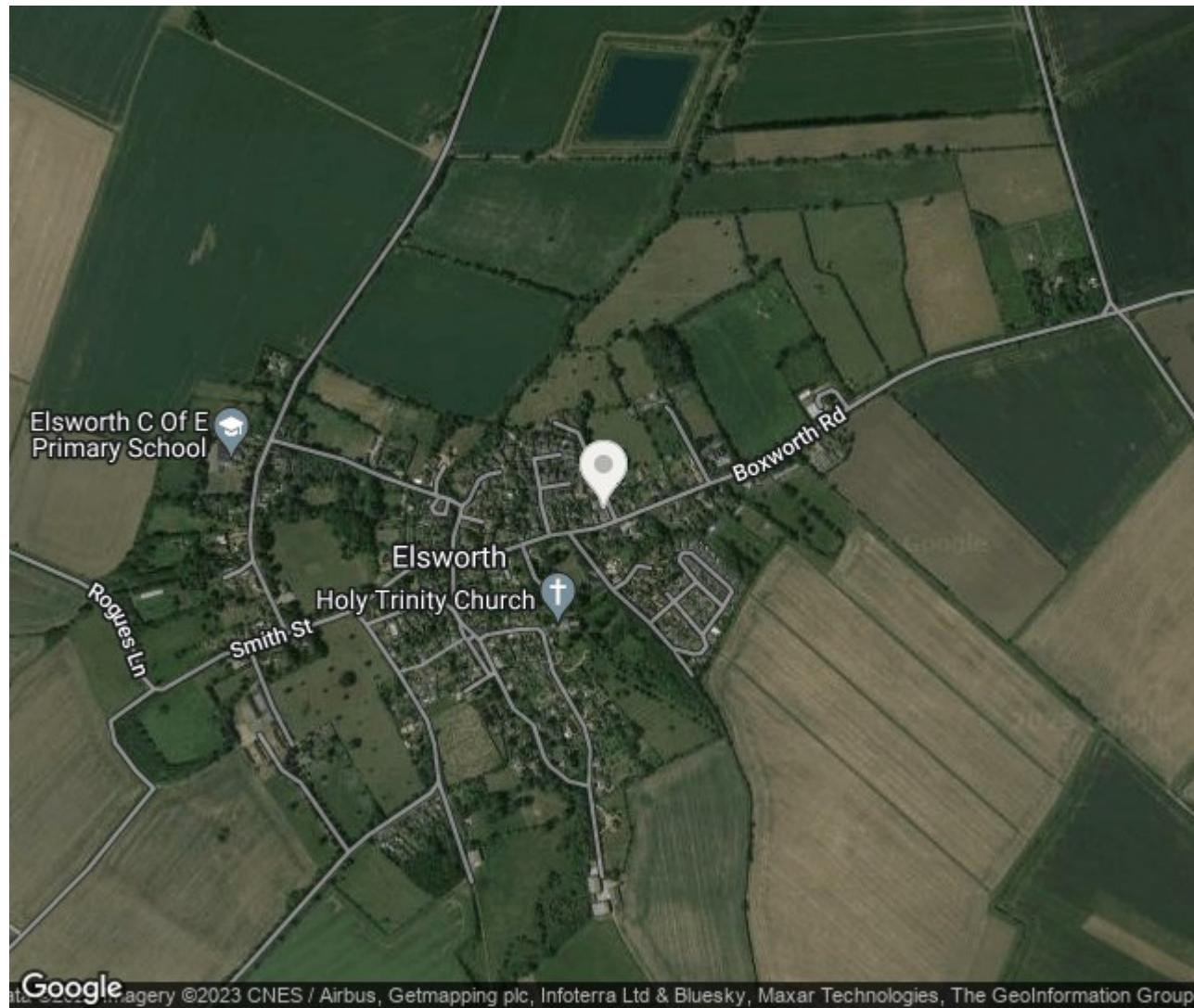
Guide Price £225,000

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.



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