

Dwelling Mix			
Tenure	Type	No.	Parking
Market (100%)	4B&P	2	2 spaces with a car port
Total		2	

Total Number of dwellings - 2
 Site Area - 1198m² / 0.1195 Hectares

Legend	
—	Site Development Boundary
—	Extent of Conservation Area
○	Existing Tree Removed
●	Existing Tree Retained
●	Proposed New Tree
—	Outline of Planning Application 20-01771-FUL at 40 West Street
✕	New Log Piles



Rev	Description	Date	By	Auth
F	Drawings updated following meeting with Planning and Conservation Officer.	07.07.21	SL	SL
E	Scale added in accordance with Approved FRA & DS.	18.03.21	SL	SL
D	Drawings updated to reflect feedback from Consultants.	08.03.21	SL	SL
C	Drawings updated for Planning Submission.	17.12.20	SL	SL
B	Drawings updated following Heritage meeting.	07.12.20	SL	SL
A	Drawings updated to suit Client comments.	01.12.20	SL	SL
Rev	Revisions	Date	By	Auth

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Cocksedge / Davey Estates

Job: West Street, Comberton

Drawing: Proposed Site Plan



West Street

Comberton, Cambridge,
CB23 7DS

4 3 3

Guide Price £750,000



A double plot with detailed planning consent to construct a pair of 4 bedroom detached properties extending to over 2,000 sq.ft each in the heart of this highly sought-after village



Street View 01



Plot 1 - Elevation - Front
1:100



Plot 1 - Elevation - Left
1:100



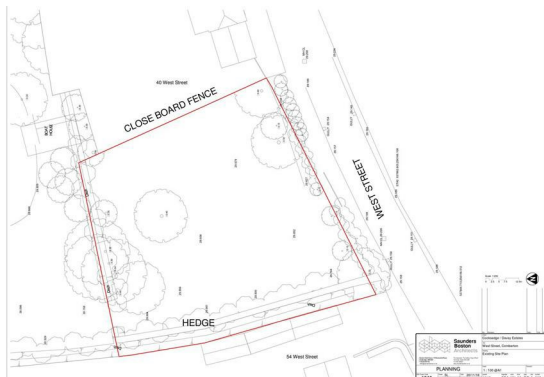
Plot 2 - Elevation - Front
1:100



Plot 2 - Elevation - Left
1:100



LOCATION



Planning Consent

Greater Cambridge Shared Planning reference 20/05283/FUL was granted on 14 October 2021 for the construction of two detached houses, a car port and associated landscaping.

The proposed properties are most attractive traditional style homes fronting West Street

Plot 1- 4 bedroom detached of 2,114 sq.ft

Plot 2- 4 bedroom detached of 2,190 sq.ft

Both houses utilise a shared car port located directly to the rear of the properties, with vehicle access to the private drive restricted through the provision of gated access.

Further details are available in the design and access statement

An additional 3 acres to the rear is available to purchase via separate negotiation

Location

Nestled in the picturesque Cambridgeshire countryside, Comberton is a village renowned for its excellent transport links and a well-rounded array of amenities. Commuters and travelers benefit from its strategic location, with easy access to both Cambridge and the M11 motorway. The nearby Trumpington Park and Ride offers seamless transportation to Cambridge city centre, making it ideal for daily commuters and leisure seekers alike.

Comberton takes pride in its well-regarded primary and secondary schools, rendering it a desirable destination for families. The village also offers a range of local shops, including a convenience store and post office, ensuring residents' daily needs are met. The serene parish church, with its historic charm, stands as a focal point of the community. Comberton's peaceful ambiance, coupled with its modern amenities and transportation conveniences, makes it an attractive and

comfortable place to reside in the heart of Cambridgeshire.

Tenure

The Freehold of the property as shown edged in red on the existing site plan for indicative purposes only is offered for sale with vacant possession on completion

New Homes


Please contact Cheffins New Homes team on 01223 628928 for more information on the local market and resale values in the area

Material Information

Tenure- Freehold

Local Authority- South Cambs District Council

Council tax band- Not yet assessed

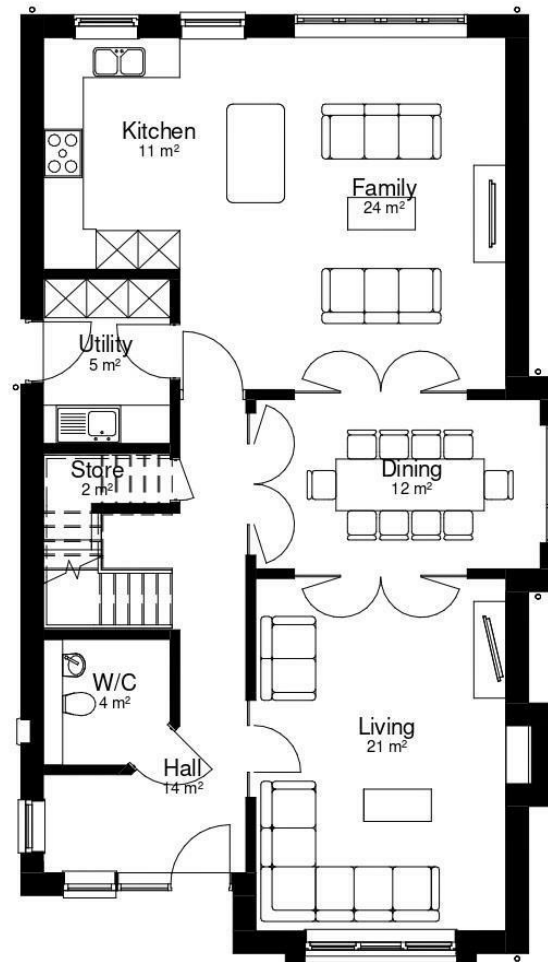
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

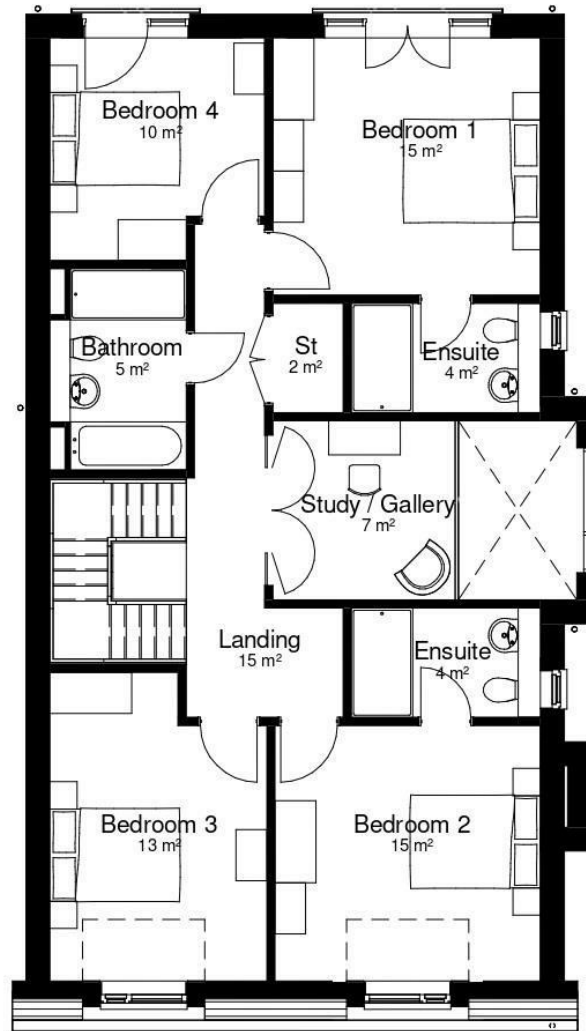
Guide Price £750,000

Tenure – Freehold

Council Tax Band – New Build

Local Authority – South Cambs 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.