

Land to the Rear of, 31 Peverel Road, Cambridge, CB5 8RN

Guide Price **£350,000**

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Land to the Rear of, 31 Peverel Road, Cambridge, CB5 8RN

Residential development opportunity to acquire a single building plot with detailed planning consent for the erection of a 4 bedroom detached dwelling of circa 1,528sq.ft

LOCATION

Peverel Road is conveniently located to the east of the city centre and within easy reach of the Cambridge station and the A14.

DESCRIPTION

The plot is approximately 235sqm (2530sqft) in size and is located to the rear of no. 31 Peverel Road

PLANNING

Detailed planning permission (ref: 19/1221/FUL) was granted on 5th February 2021 by Greater Cambridge Shared Planning for the "Erection of 1no. detached dwelling at Land Rear Of 29 - 31 Peverel Road Cambridge".

The application proposes the erection of 1no. 4 bedroom detached dwelling which will have driveway parking, a private garden and amenity space. The design of the proposed dwelling is of a high quality and would enhance the immediate surrounding area.

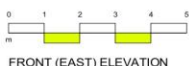
The whole marked area is owned including the driveway connecting to the main road which was purchased from Cambridge City Council. The land is unencumbered and restrictive covenants relating to a single dwelling use of the original land has been waived.

TENURE

The freehold of the property, as shown in the planning documentation for indicative purposes only is offered for sale with vacant possession on completion.

NEW HOMES

Please contact Cheffins for more information on new homes resales



- ① Facing buff brickwork
- ② Plain red tiled roof
- ③ Aluminium / timber composite triple glazed windows
- ④ Render panel

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PLANNING

Revision	Date	Notes
P1	3/9/19	Planning issue
P2	05/06/20	Revised planning issue
P3	13/07/20	Revised Planning issue

Revision	Date	Notes
1	13/07/20	Roadlights to front bedrooms moved

Project:
Peverel Road

Title:
FRONT (EAST) ELEVATION

Job Sheet No:
233.110

Scale:
1:50 at A3

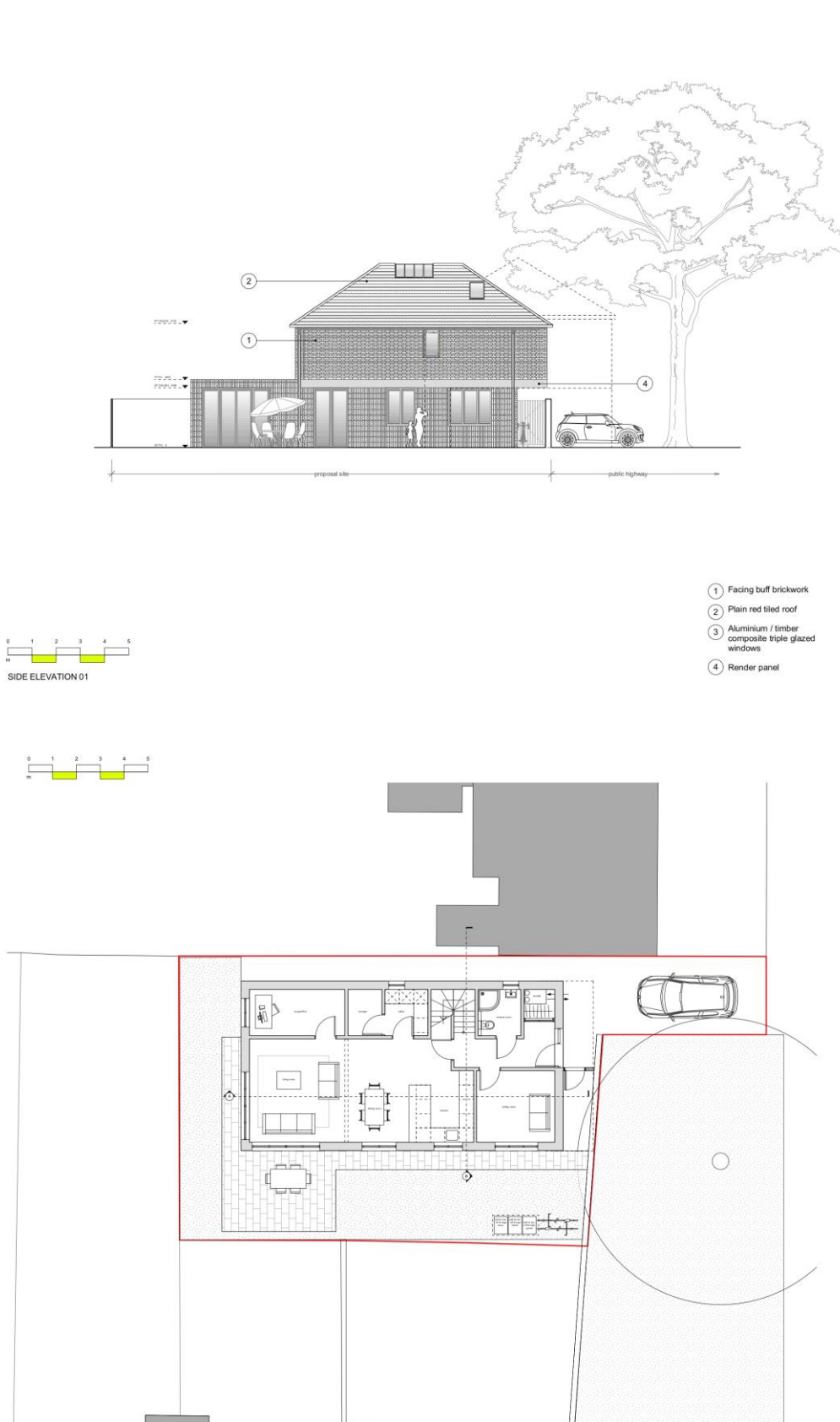
Date:
AUGUST 2019

Drawn:
JT

Checked:

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PLANNING

Issue	Date	Notes
P1	30/10/19	Planning Issue
P2	05/05/20	Revised planning issue
P3	13/07/20	Revised Planning Issue

Revision	Date	Notes
1	13/07/20	Revisions to front bedroom panel

Project
Pewell Road

Title
SOUTH ELEVATION

Job Sheet No.
233 101

Scale
1:50 at A3

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PLANNING

Issue	Date	Notes
P1	03/05/19	Planning Issue
P2	05/05/20	Revised planning issue



Revision	Date	Notes
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GIA's
Ground: 81.92 sq.m
First: 60.09 sq.m

TOTAL: 142.01 sq.m

Project
Pewell Road

Title
GROUND FLOOR PLAN OPTA

Job Sheet No.
233 101 P2

Scale
1:50 at A3

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PLANNING

Issue	Date	Notes
P1	30/19	Planning issue
P2	05/06/20	Revised planning issue



Revision	Date	Notes
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GIAs
Ground: 81.92 sq.m
First: 60.09 sq.m

TOTAL: 142.01 sq.m

Project:
Pewsey Road

Title:
FIRST FLOOR PLAN

Job Sheet No:
233.102 P2

Scale:
1:50 at A3

Drawn:
JT

Date:
AUGUST 2019

Checked:

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