

LAND AT TWENTYPENCE ROAD WILBURTON



An exciting opportunity to purchase a freehold development plot with the benefit of a Full Planning Consent for a unique four bedroom dwelling

Approximately 0.83 acre (0.337 hectare)

Property Summary

- Planning permission for a single dwelling extending to 170m²
- Desirable village location
- Close proximity to Cambridge and Ely

Distances

- Ely 6 miles
- Cambridge Research Park – 6 miles
- Cambridge Science Park – 11 miles
- Central Cambridge 14 miles
- Newmarket 15 miles

(all distances are approximate)

For sale by Private Treaty as a whole

Enquiries

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Please read Important Notice on the back page.

**LAND AT
TWENTYPENCE ROAD
WILBURTON**





Introduction

The sale of the land at Twentypence Road, Wilburton provides an exciting opportunity to purchase a 0.83 acre (0.337 hectare) plot with the benefit of residential planning consent for a single dwelling extending to 170m².

Location

The site is located to the south of the village of Wilburton. Wilburton is a thriving small rural village that benefits from a garden centre, primary school, village hall and social club, two churches and a garage. There is a recreation ground with cricket and football pitches, allotments and a children's play area. Access to the open countryside is available by public footpaths, bridleways and byways.

Wilburton is located within the East Cambridgeshire District. The village is directly connected to Cambridge by road (B1049). The A10 is a short distance away and connects the village to Ely and Cambridge.

Situation & access

The site is well located to the south of Wilburton and lies outside both the development envelope and conservation area. Twentypence Road (B1049) leads south from the village centre; there are several dwellings set on both sides before the road leads into open countryside. The planning consent includes a new vehicular access directly from the site onto Twentypence Road.

Property Description

This elevated and open site consists of grassland with a small copse on the western boundary. The plot is generous in size and offers fantastic countryside views to the rear.

Planning

The property is with the jurisdiction of East Cambridgeshire District Council.

Planning permission was granted 1 April 2020 for the erection of one dwelling, new access, installation of solar panels and associated works. Planning reference 20/00136/FUL. Details of the planning permission can be found on the Council's online portal or can be found in the data room.

Tenure & Possession

The property is for sale freehold with vacant possession on completion.

Method of Sale

The property is for sale by private treaty.

Restrictive Covenants

The sale is subject to the following covenants;

- (i) The extent of the proposed development is limited to a single dwelling only
- (ii) The dwelling and any associated building should not exceed 4.6m above the existing ground level

Boundaries

The Vendors will retain a three metre strip of land to the rear of the site (shown hatched blue on the sale plan).

The purchaser(s) and their successors will be required to erect (specification to be agreed) and forever maintain to the reasonable satisfaction of the vendor or the vendor's agent a boundary fence on the eastern boundary (marked with a T). The purchaser(s) shall not erect or install any form of gate, stile or other such openings of means of accessing the retained land.

The purchaser(s) and their successors shall be responsible for the repair and maintenance of the boundaries shown marketed with an inward facing 'T' on the sale plan.

Wayleaves, Easements & Rights of Way

The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars.

The purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the property.

Registered Title

The land forms part of Title Number CB232918.

Value Added Tax

Should any sale of the land or any right attached to it become a chargeable supply for the purpose of VAT, such tax will be payable by the purchaser(s) in addition to the contract price.

Services

No services are connected to the site.

Solicitors

Hunters Law LLP
9 New Square
Lincoln's Inn
London
WC2A 3QN

Postcode

A nearby residential postcode is CB6 3RN.

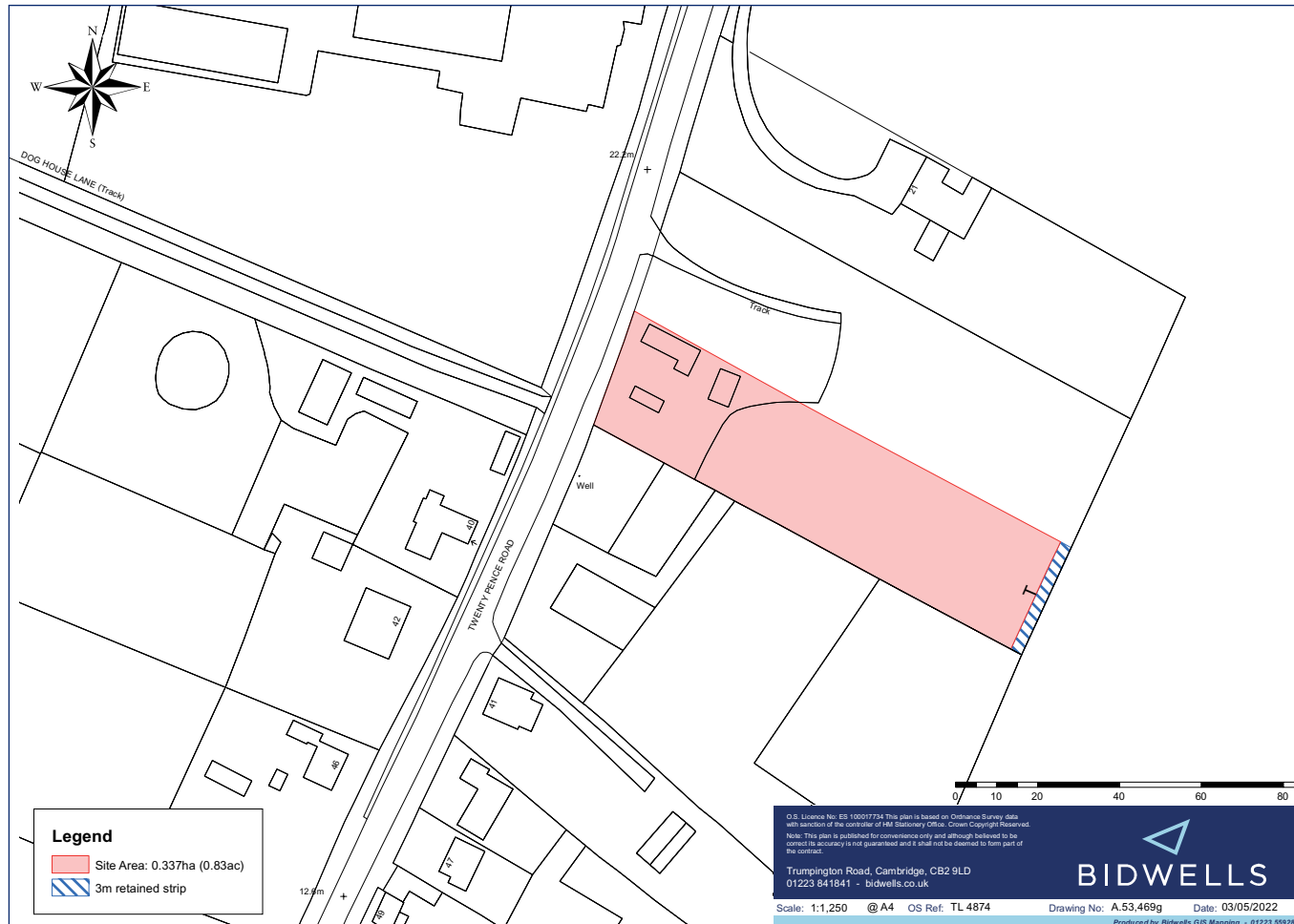
what3words

The location of the land is ///gains.sizzled.initiates

Data Room

Additional information is available in the Data Room.

<https://butterflyhouse.info/>
Login : BH20p
Password : peacock



Viewings

Viewing and access to the property is strictly by appointment with Bidwells. Please call 01223 559352.

Anti-Money Laundering

To comply with the Money Laundering Regulations 2017, once an offer is accepted the purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

Local Authorities

Cambridgeshire County Council: www.cambridgeshire.gov.uk
East Cambridgeshire District Council: www.eastcambs.gov.uk

Timber, Sporting & Mineral Rights

These included in the sale in so far as they are owned.

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchaser(s) will be deemed to have satisfied themselves of the property as scheduled.

Health & Safety

We would ask you to be as vigilant as possible for your own personal safety when making an inspection of this property.

Photographs, Fixtures & Fittings

Only those fixtures and fittings described in the sale particulars are included in the sale.

Important notice

Bidwells LLP act for themselves and for the vendors of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers may be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

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