

FOR SALE

VACANT LAND WITH DEVELOPMENT POTENTIAL

LOPES x **whozoo.**
PROPERTY CONSULTANTS

SOUTH CAMBRIDGESHIRE

 **Haelan Field, Twentypence Road, Cottenham CB24 8PS**

Price **£150,000**



Property Type

LAND



Size

1.2 ACRES



Tenure

FREEHOLD



Borough

SOUTH CAMBRIDGESHIRE



Planning Granted

NO



Existing Use

SUI GENERIS

Tenanted



No

Local Train Stations



Waterbeach (3.4 miles)
Cambridge North (5.3 miles)
Cambridge (7.4 miles)

Local Amenities



Cottenham Village College (1.7 miles)
The Farmland Museum (5 miles)
Cambridge City Centre (9 miles)

VAT Applicable



No

Rateable Value

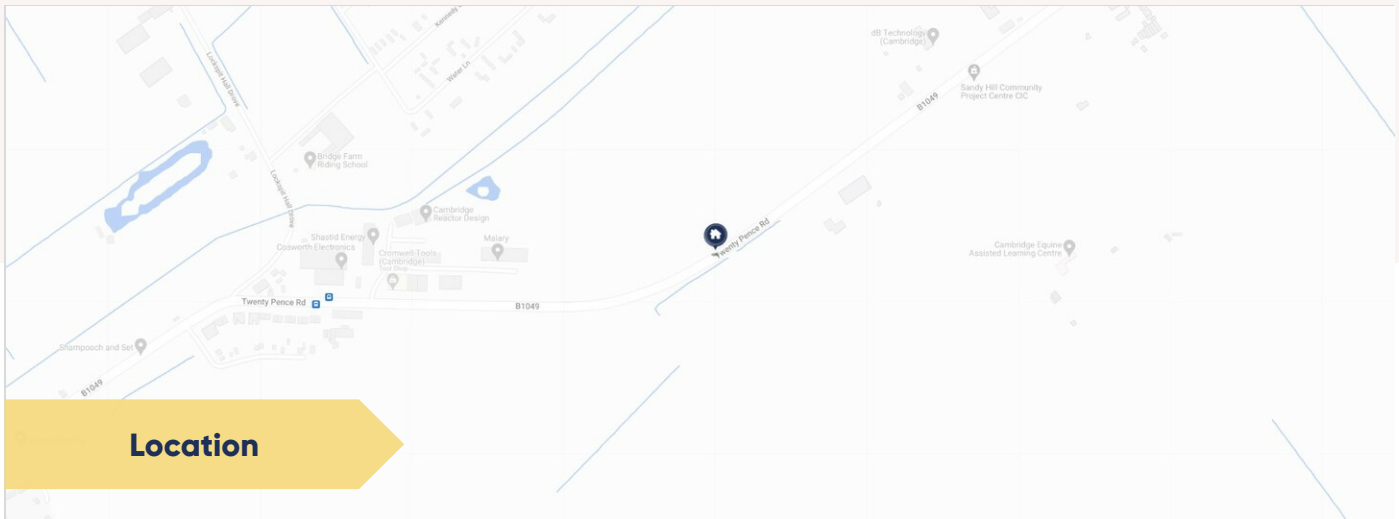


N/A

EPC



N/A



Location



Additional Information

- Vacant freehold land.
- The land is located in the affluent area of Cottenham with transport links into Cambridge and London.
- Planning refused across the site for 2 houses.
- Development potential (STPP) to redevelop the land into houses.
- The land currently houses a caravan and 3 greenhouses which no longer support the horticultural business that once thrived on the site.
- Adjoining land currently has planning permission in place for 2 houses which are currently under construction due for completion in the coming months.



Tom Castro
Founder

✉ tomcastro@whozoo.co.uk
☎ 07506 966 968 / 033 3200 8330



Aaron Dias
Property Consultant

✉ ad@lopesland.co.uk
☎ 07946 330 837

LOPES
PROPERTY CONSULTANTS

whozoo.
Commercial Property, Expertly Done



033 3200 8330



| info@whozoo.co.uk



| www.whozoo.co.uk

- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
- All statements in these particulars are made without responsibility on the part of Whozoo Ltd or the vendor or lessor.
- No statement in these particulars is to be relied upon as a statement or representation of fact.
- Neither Whozoo Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
- Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken, and you should rely on actual inspection.
- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

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.