



## 9 FULLY SERVICED SELF-BUILD PLOTS

Honeysuckle Close, Caxton, Cambridgeshire CB23 3PS

Plot Areas From 6513sqft to 10,374sqft | Prices From £300,000

**Carter Jonas**



# HONEYSUCKLE CLOSE, CAXTON, CB23



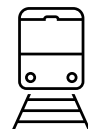
Significant Stamp Duty Savings



Create Your Dream Home in a Prime Village Location



Wealth of Amenities and Facilities Close By



Ideally Located for Transport Links



Ready To Build with Services Pre-Installed



# INFORMATION

## CAXTON

Caxton is a small rural village and civil parish in the South Cambridgeshire district of Cambridgeshire. It is 9 miles west of Cambridge.

The village has a public house, also a village hall, playground, childminders and a regular bus service which runs between Cambridge City Centre and St Neots Town Centre. For everyday convenience Cambourne is just 1 mile away.

There are several schools nearby including OFSTEAD rated 'Outstanding@ Bourn Primary School (2.6miles), Monkfield Primary School (1.3miles), Cambourne Village College (1.4 miles) and Comberton Village College (5.8 miles).

For commuting, the A428 can be reached in 1.5miles, and both the A14 and M11 are just under 10miles (approx. 11-minute drive). The village is bypassed by the A1198, so there is limited through-traffic, Train stations in Cambridge, St Neots and Royston are all a similar distance away and offer regular services to London and plans for the proposed new station at Cambourne would be positioned just under a mile away from the development with a new cycleway to ensure ultimate convenience.

### THE SITE

The site is located off St Peters Street on the west side of the village. The south and west borders of the site are lined with mature trees and a conservation area.

The neighbouring road, Rosemary Green Close, consists of 12 houses which are a mix of detached, semi-detached and a bungalow.

## PLANNING

Outline planning permission for the whole self-build development comprising nine plots was granted under appeal reference APP/W0530/W/21/3282234 on 1<sup>st</sup> August 2023 and pursuant to South Cambridgeshire District Council planning reference 20/04704/OUT.

Further to this, reserved matters permission for the communal areas of the site, including the access road and communal landscaping areas, has also been approved under SCDC planning reference 24/01817/REM. The pre-commencement planning conditions on the outline approval which pertain to the site as a whole have been approved under references 20/04704/CONDA and 20/04704/CONDB.

The reserved matters applications for all nine plots must be made to the Local Planning Authority not later than 3 years from the date of the outline approval (i.e. by 1<sup>st</sup> August 2026 at the very latest).

However, all purchasers are advised and requested to prepare and submit reserved matters at the earliest opportunity to prevent this 3-year period timing out and to allow for any resubmissions if required.

Both Carter Jonas and the developer Caxhall can provide further assistance with planning and construction if required

## DESIGN GUIDE

A design guide has been prepared to provide guidance for plot owners and their architects on matters including dwelling heights, build line, materials, boundary treatment and appearances etc. This can be provided on request. Please contact Carter Jones on 01223 403330 or email [newhomes@carterjonas.co.uk](mailto:newhomes@carterjonas.co.uk)

## REGISTRATION

Buyers will be required to be registered with the South Cambridgeshire Council Self Build and Custom Build Register and to comply with the terms of the registration.

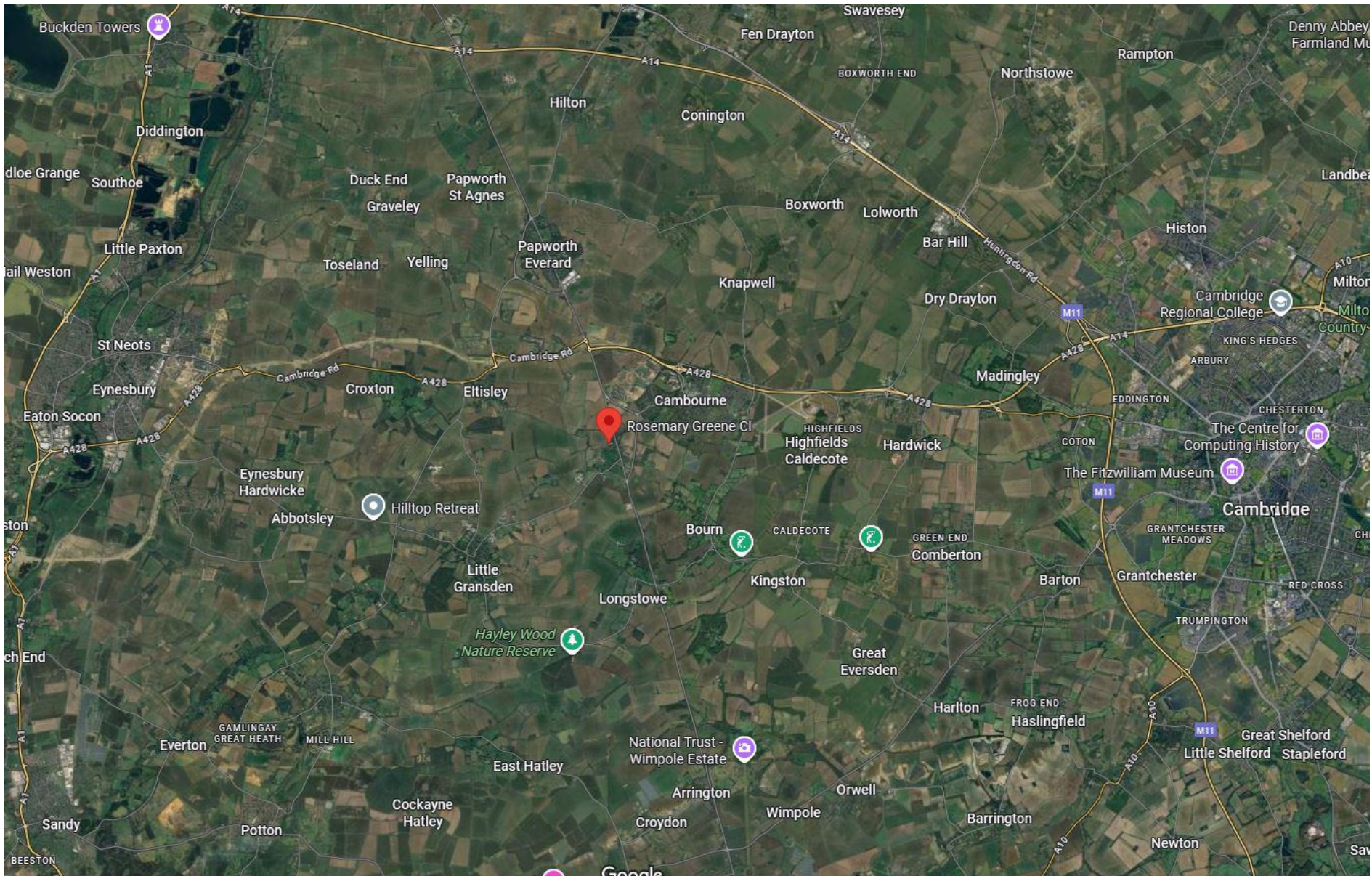
<https://www.scambs.gov.uk/planning/self-build-and-custom-build-propertyregister>

## VIEWINGS

Viewing the property is strictly by appointment only, and all parties should be accompanied onsite. The landowner and their agent are not liable for the safety of parties inspecting the site.

Plot	Plot Area (SqFt)	Plot Area (Acres)	GIA of Dwelling (SqFt)	GIA of Garage (SqFt)
1	658.98	0.162	2,400	455.3
2	743.09	0.183	2,400	455.3
3	605.11	0.149	2,400	455.3
4	853.10	0.210	2,400	455.3
5	809.58	0.200	2,400	455.3
6	662.73	0.163	2,400	455.3
7	963.77	0.238	2,400	455.3
8	521.74	0.128	2,400	455.3
9	582.32	0.438	2,400	455.3





## Cambridge New Homes 01223 403330

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