

# **Land to the South of Rosemary Greene Close, Caxton**

**Nine Self-Build Opportunities**

A stylized, flat-design illustration of a village scene. In the foreground, there are several houses in shades of yellow and orange, with some having white windows and doors. A large, dark green tree is on the left, and a smaller one is in the center. In the background, more houses and trees are visible, along with a few small figures of people walking. The sky is a light blue gradient. The overall style is modern and graphic.

**Carter Jonas**

## 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, which serves a range of food including brunch, cocktails, homemade pizza, Sunday roast, and an eclectic evening menu.

There is also a village hall, playground, childminder and a regular bus service which runs between Cambridge city centre and St Neots town centre, passing through villages including Grantchester, Comberton & Comberton Village College and Cambourne. For everyday convenience, Cambourne is just 1 mile away and can be accessed via car or footpath. Here there is a supermarket, convenience store, pet shop and homeware shop amongst other businesses.

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

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 to the south of Rosemary Green Close, off St Peters Street on the west side of the village. The south-east border of the site is lined with mature trees. Rosemary Green Close consists of 12 houses, which are a mix of detached, semi-detached and a bungalow.

Archaeology is already underway.

### Planning

Outline planning permission for the whole self-build development comprising nine plots was granted under appeal reference APP/W0530/W/21/3282234 on 1st 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. This means the development of nine self-build dwellings is approved in principle and only the details of each respective plot remains to be assessed and approved by the Local Planning Authority.

The pre-commencement planning conditions on the outline approval which pertain to the site as a whole (conditions 4 (foul and surface water drainage), 5 (roads footways and communal areas), 6 (Construction Ecological Management Plan), 7 (Landscape and Ecological Management Plan), 8 (tree and hedgerow protection scheme) and 10 (archaeology)) have been approved under references 20/04704/CONDA and 20/04704/CONDB.

Having been approved, the purchasers of the self-build plots will only need to focus on planning conditions relevant to their specific parcel. Purchasers of the plots will need to prepare and submit to the Local Planning Authority their own reserved matters application for their plot, which will detail the access, appearance, landscaping, layout and scale of the proposed dwelling and its curtilage. 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 1st 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.

The development of each plot can then only lawfully commence once the reserved matters is approved, and any pre-commencement conditions imposed on the approval have been discharged. It is also expected that development of each plot should commence within two years of receiving the associated reserved matters approval.

Carter Jonas has an in-house planning team that can advise further on the above and provide support to plot purchasers through the planning process. For more information, please contact Mike Osbourn on [mike.osbourn@carterjonas.co.uk](mailto:mike.osbourn@carterjonas.co.uk)

A list of professionals and trades people are available to assist the self-builder on request.

### 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 Jonas 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-property-register>



### Viewing and Further Information

Strictly by appointment only, through agents Carter Jonas.



## ARTISTS IMPRESSION





## SITE PLAN



## PLOT 1

- Plot Area: 658.98m<sup>2</sup> (7093.20ft<sup>2</sup>)
- Maximum GIA for the dwelling: 223m<sup>2</sup> (2,400ft<sup>2</sup>)
- Maximum GIA for the garage: 42.3m<sup>2</sup> (455.3ft<sup>2</sup>)





## PLOT 2

- Plot Area: 743.09m<sup>2</sup> (7998.55ft<sup>2</sup>)
- Maximum GIA for the dwelling: 223m<sup>2</sup> (2,400ft<sup>2</sup>)
- Maximum GIA for the garage: 42.3m<sup>2</sup> (455.3ft<sup>2</sup>)



## PLOT 3

- Plot Area: 605.11m<sup>2</sup> (6513.34ft<sup>2</sup>)
- Maximum GIA for the dwelling: 223m<sup>2</sup> (2,400ft<sup>2</sup>)
- Maximum GIA for the garage: 42.3m<sup>2</sup> (455.3ft<sup>2</sup>)





## PLOT 4

- Plot Area: 853.10m<sup>2</sup> (9182.69ft<sup>2</sup>)
- Maximum GIA for the dwelling: 223m<sup>2</sup> (2,400ft<sup>2</sup>)
- Maximum GIA for the garage: 42.3m<sup>2</sup> (455.3ft<sup>2</sup>)



## PLOT 5

- Plot Area: 809.58m<sup>2</sup> (8714.24ft<sup>2</sup>)
- Maximum GIA for the dwelling: 223m<sup>2</sup> (2,400ft<sup>2</sup>)
- Maximum GIA for the garage: 42.3m<sup>2</sup> (455.3ft<sup>2</sup>)





## PLOT 6

- Plot Area: 662.73m<sup>2</sup> (7133.56ft<sup>2</sup>)
- Maximum GIA for the dwelling: 223m<sup>2</sup> (2,400ft<sup>2</sup>)
- Maximum GIA for the garage: 42.3m<sup>2</sup> (455.3ft<sup>2</sup>)



## PLOT 7

- Plot Area: 963.77m<sup>2</sup> (10,373.93ft<sup>2</sup>)
- Maximum GIA for the dwelling: 223m<sup>2</sup> (2,400ft<sup>2</sup>)
- Maximum GIA for the garage: 42.3m<sup>2</sup> (455.3ft<sup>2</sup>)





## PLOT 8

- Plot Area: 521.74m<sup>2</sup> (5615.96ft<sup>2</sup>)
- Maximum GIA for the dwelling: 223m<sup>2</sup> (2,400ft<sup>2</sup>)
- Maximum GIA for the garage: 42.3m<sup>2</sup> (455.3ft<sup>2</sup>)



## PLOT 9

- Plot Area: 582.32m<sup>2</sup> (6268.04ft<sup>2</sup>)
- Maximum GIA for the dwelling: 223m<sup>2</sup> (2,400ft<sup>2</sup>)
- Maximum GIA for the garage: 42.3m<sup>2</sup> (455.3ft<sup>2</sup>)





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