



STRETHAM ROAD, WICKEN, CB7
PRICE ON APPLICATION

Carter Jonas

STRETHAM ROAD, WICKEN, CB7

The site extends to approximately 0.7 acres (0.3ha) and is currently used for storage. It is located on the fringe of the village of Wicken, with a residential dwelling to the south and open countryside to the north and west.

The villages of Fordham and Soham, both approximately 3 miles distant, provide a range of local shopping facilities and schools catering for all age ranges.

For more extensive shopping and schooling, the horse racing town of Newmarket is within 9 miles, or the Cathedral City of Ely is within 7 miles, both providing excellent rail links for commuters to London and Cambridge.

Wicken is also ideally situated for commuters into the University city of Cambridge and Cambridge's Science and Business Parks via the A10. The A14 dual carriageway provides road connections to Bury St Edmunds, Cambridge, the M11, A1/M.

PLANNING

The site benefits from full planning permission for four residential dwellings comprising:

- 2 x 3- bedroom bungalows
- 2 x 4- bedroom houses

The planning application (ref: 23/00894/FUL) was submitted to East Cambridgeshire District Council and was granted at appeal (ref: APP/V0510/W/24/3341431) on 9th September 2024.

Further information on the planning permission can be found in the information pack, available on request.

TENURE

The freehold of the site will be sold with vacant possession on completion.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to, and with the benefit of all public rights of way, wayleaves, and easements whether or not specifically mentioned.

A FANTASTIC OPPORTUNITY TO PURCHASE A RESIDENTIAL DEVELOPMENT SITE WITH FULL PLANNING PERMISSION FOR 4 DWELLINGS IN A PICTURESQUE SETTING WITHIN THIS POPULAR CAMBRIDGESHIRE VILLAGE.





Key to Symbols



Protein dimensions 2.0m x 1.2m
Open slatted decking plus a robust pot traditional and supporting frame.
Weather like and includes full, fittings and installation.
Rear door open facing to be used to access for a cycle and long loading structure.



Protein dimensions 2.0m x 1.2m x 1.2m
Open slatted before for ventilation.
Rear door open facing to be used to access for a bin and long loading structure.

Key to Ecology Enhancements



Integrated Bat Box



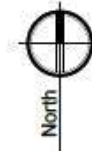
Integrated House Sparrow Terrace



Integrated Swift Boxes



Log piles along the hedgerow base



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Location Plan 1:1250

Local Authority

Project Name

Project Address

Project Contact

Project Date

Project Status

Project Notes

SERVICES

Interested parties are advised to make their own enquiries regarding services capacities and connections. However, the owner has made us aware water and electric are on site.

INFORMATION PACK

An information pack containing further detail on planning and technical matters is available on request.

METHOD OF SALE

The property is offered for sale by way of informal tender. A deadline for offers will be set in due course

All tenders should be sent to:

Dominic Bryant Dominic.bryant@carterjonas.co.uk

Whilst the intention is not to be unduly prescriptive at this stage, we would ask you to address the following points for your proposal to be properly considered:

- The identity of the Purchaser.
- The level of financial offer including the level of deposit to be paid on exchange.
- Proof of funding.
- Due diligence undertaken.
- Timeframe to exchange and completion.
- Details of the solicitor you will be using
- Confirmation of the level of approval that has been granted on submission of the offer, and details of the further approvals required to proceed with the purchase.

The Landowner reserves the right not to accept the highest, or indeed, any offer.

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.

VALUE ADDED TAX

It is understood that the vendor has not elected to tax the property.



NEW HOMES

For information regarding New Homes sales value, please contact:

Jason Capel on 07973 679823 and

jason.capel@carterjonas.co.uk



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Cambridge New Homes 01223 403330

cambridge@carterjonas.co.uk

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