



LONG ROAD, CAMBRIDGE, CB2
£1,350,000

Carter Jonas

LONG ROAD, CAMBRIDGE

A rare opportunity to acquire a generous building plot with full planning permission for a 5 bedroom detached house, circa 4,600sq ft (427sq m) in this popular city location. Full planning has been granted under the following reference number 23/04584/FUL offering accommodation over three floors comprising of:

Ground Floor: Entrance hall, Porch, Study, Cloakroom, Reception Room, Bedroom 4 with Ensuite, Utility Room and Reception/Dining/ Kitchen.

First Floor: Bedroom 1 with Dressing Room and Ensuite, Bedroom 2 with Ensuite and Walk in Wardrobe, Study, Bedroom 3 and Family Bathroom.

Second Floor: Bedroom 5 with Ensuite and Storage Rooms.

Long Road is located in the south of the city, and is well served with amenities including Waitrose supermarket just over 1 mile away, and an abundance of eateries, petrol station and a parade of shops. Addenbrookes Hospital and Biomedical Campus is 1 mile away and is easily commutable by bike or walking along a designated pathway.

Independent schools for all age groups are available in Cambridge city including St Marys, The Perse, St Faith's and The Leys along or just off Trumpington Road/Street which can be reached via a designated cycle route into Cambridge. There are two primary schools in Trumpington which feed into the recently opened Trumpington Community College.

Long Road lies close to the M11 at Junction 11 which heads south towards Stansted Airport, London and the M25 and north towards A14, A1, M1 and M6. There are regular train services from Cambridge into London from around 50 minutes. There is also a cycle route along the guided bus way into Cambridge.

We understand that VAT is not payable on the purchase price.

AMENITIES

- Self Build Opportunity
- Substantial 5 Bedroom Detached House
- Excellent Access to Addenbrookes & M11
- Ample Off Road Parking
- Fantastic Development Opportunity or Family Home
- Full Planning Permission Granted
- Circa 4,600sqft of Accommodation
- Highly Regarded Location

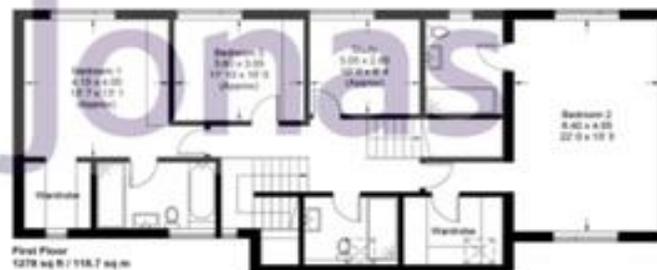
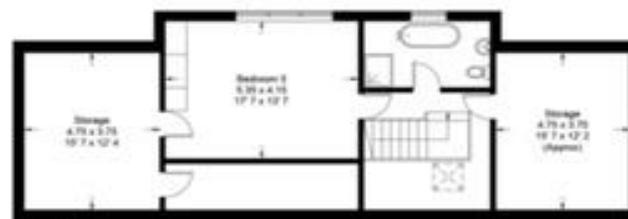
A RARE OPPORTUNITY TO ACQUIRE A GENEROUS BUILDING PLOT WITH FULL PLANNING PERMISSION FOR A 5 BEDROOM DETACHED HOUSE





Long Road

Approximate Gross Internal Area = 4607 sq ft / 428 sq m
(Including Garage)



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