



POTENTIAL RESIDENTIAL DEVELOPMENT PLOT

**Opportunity to acquire
land at Sunderlands
Avenue, Sawston**

**Approximately
0.13 hectares (0.32 acres)
in size**

**Land located within
South Cambridgeshire
District Council**

**Close to Cambridge with
excellent connections**

SUNDERLANDS AVENUE

44 Sunderlands Avenue, Sawston CB22 3JU

Carter Jonas

Potential Residential Development Plot

THE OPPORTUNITY

The site is being offered by informal tender subject to planning, however the vendor will consider an outright sale.

LOCATION

Sawston is a popular village located approximately 7 miles south of Cambridge and 10 miles north of Saffron Walden. The site lies within the administrative area of South Cambridgeshire District Council.

Sawston has an excellent range of shopping and recreational facilities, and benefits of being within commuting distance of Cambridge and Saffron Walden. The village itself advantageously benefits from a wide range of services including one secondary school, two primary school, post office, dentist, pharmacist, church, church halls, banks, sports centre, children's play area and allotments.

In addition, the village also contains a wide range of facilities including a bakery, butchers, two village stores, supermarket, fruit shop, sports and community pavilion, opticians, four Public Houses, restaurants, and three takeaways. There are also two business parks in the village which provide employment opportunities.

PLANNING

The site does not benefit from planning permission. The site does however relate to an existing established residential area and the surrounding area predominantly comprises a mix of residential dwellings. As a result, and given the relative sustainability of this village the principle of providing a single residential dwelling should, in our view, be viewed as acceptable subject to detailed design and due diligence. The principle of erecting single detached buildings on similar plots has already been established in the area.

THE SITE

The site is irregular in shape, largely flat, extends in total to approximately 0.13 acres (0.32 hectares) subject to survey on site, and is easily accessible to the key services and facilities provided by the village by both walking and cycling.

The site lies to the north east of Sawston with direct frontage onto Sunderlands Avenue. Vehicular access, subject to appropriate consents, can easily be made from Sunderlands Avenue into any proposed development subject to appropriate consent. The site currently contains a small garage, but is largely undeveloped and surrounded by residential development to the north, east, west, and south.

It should be noted that the current owners of the site will require side pedestrian access to their garden to the north of the site. Purchasers of the site will be required to demolish the existing garage and will be required to provide a drop kerb in order to give vehicular access to the existing property.

TENURE

The freehold interest is being sold with vacant possession.

VAT

The property has not been elected for VAT and will therefore not be charged on the site.

NEW HOMES

Marika Brundell at Carter Jonas (Cambridge) is able to assist on the indication of the likely values of new homes within the area.

METHOD OF SALE

Informal best bids are to be submitted by noon Friday 23 September 2016 either by email as an attachment, email nick.muncey@carterjonas.co.uk headed 'informal tender for land at Sunderlands Avenue, Sawston, Cambridge' or by letter with the envelope marked 'informal tender for land at Sunderlands Avenue, Sawston, Cambridge' care of Nick Muncey Carter Jonas, 6-8 Hills Road, Cambridge, CB2 1NH.

VIEWINGS

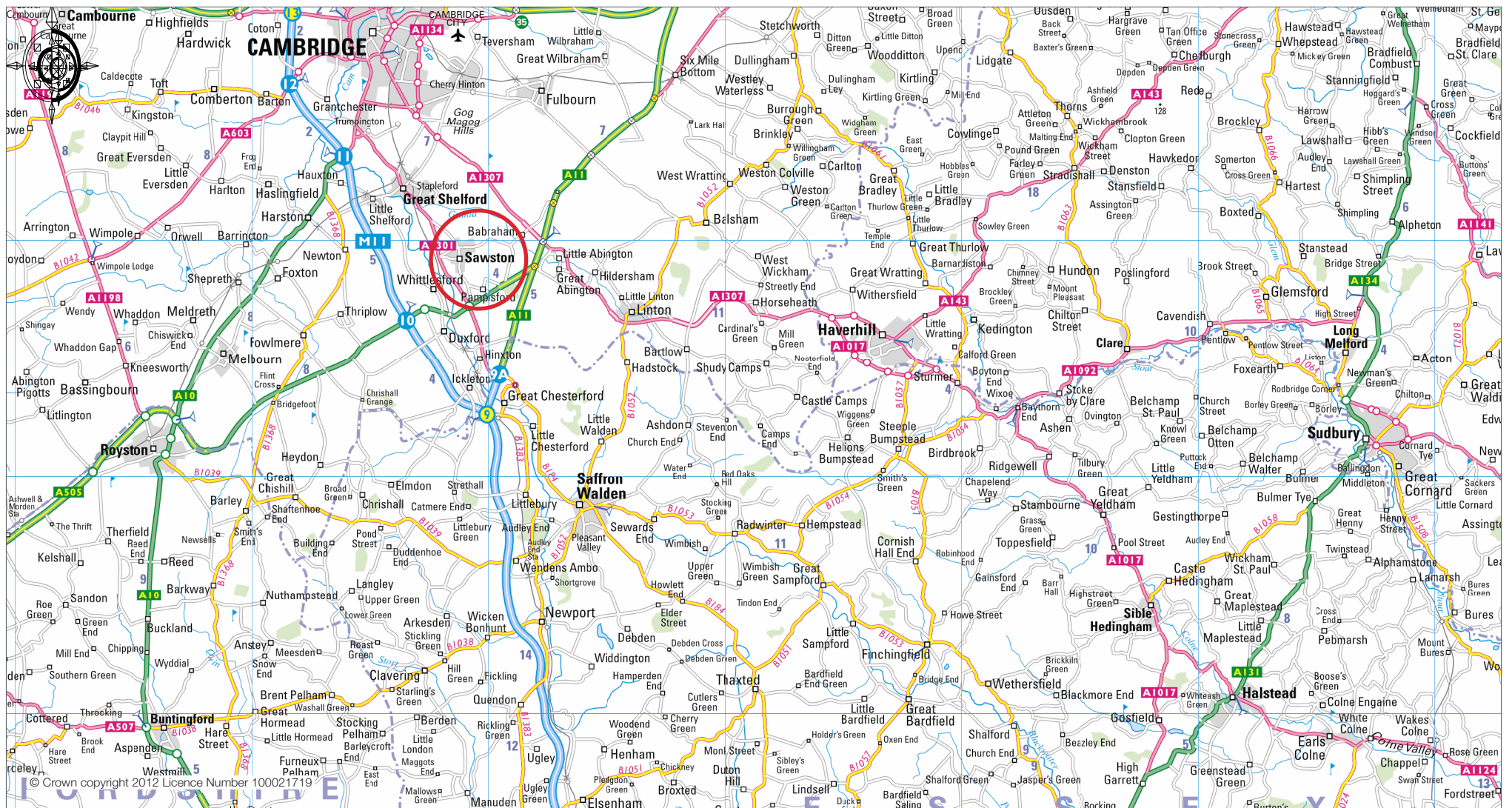
Arrangements can be made through the agents at Carter Jonas, Cambridge.

CONTACT

Should you require further information please contact either Nick Muncey on 01223 326 550 alternatively you can email nick.muncey@carterjonas.co.uk, or Anish Jadav on 01223 326 801 alternatively you can email anish.jadav@carterjonas.co.uk.

For information on New Homes advice please contact Marika Brundell on 01223 403330 or marika.brundell@carterjonas.co.uk.





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6-8 Hills Road, Cambridge CB2 1NH

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IMPORTANT INFORMATION

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Note: All plans not to scale