

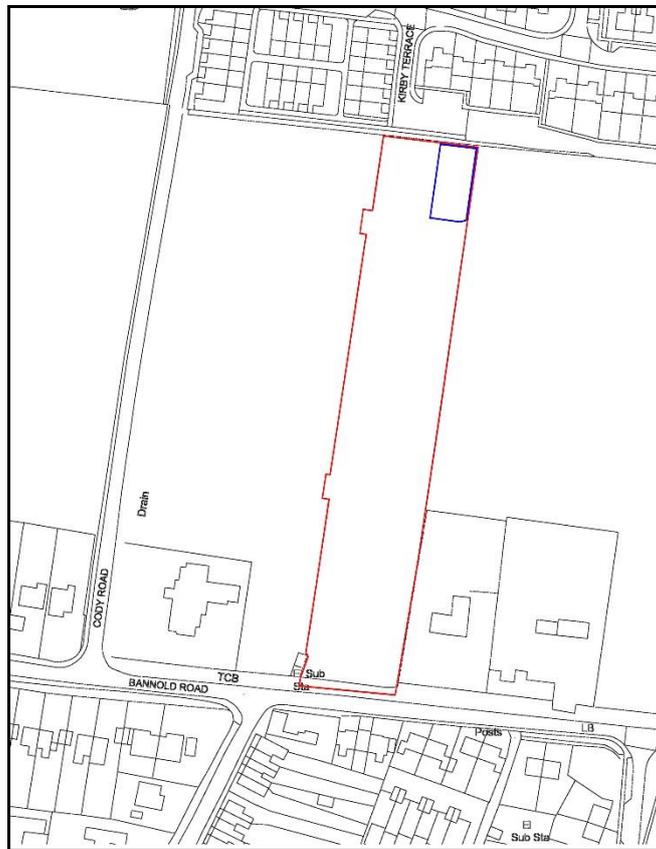


**MATTHEW HOMES**



**RARE OPPORTUNITY – SELF-BUILD PLOT FOR SALE**

Self-Build Plot – Plot 3  
Land off Cody Road, Waterbeach CB25 9LS  
**Price Guide £395,000**



This single building plot, shown edged blue on the above plan, measures approximately 524 sq.m 17.5m x 29.8m

The Plot is situated within the current Matthew Homes new build development in the popular village of Waterbeach which lies some 6 miles north of the University City of Cambridge on the edge of the Fens in the District of South Cambridgeshire. The Self-Build plot will help to meet the demands in the local area for both National Government and South Cambridgeshire District Council requirements for self-building.

The area enjoys excellent transport options, Waterbeach railway station is close by with trains to Cambridge taking only a few minutes and direct services to London Kings Cross.

The A10 is nearby for journeys into Cambridge whilst also providing access to the A14 and M11. Bus services are also available serving the local area.

Waterbeach Community Primary School is situated in the High Street and further schools and colleges for all ages can be found in the surrounding areas.

There are local stores in the village with supermarkets a short drive away and further extensive shopping and leisure facilities available in Cambridge.

The surrounding countryside offers a variety of walks including footpaths along the River Cam and with Milton Country Park to the south providing playgrounds and lakes together with a visitor centre and café.

The plot will be accessed through the existing adoptable highway on Dimmock Road (off Cody Road) then Management maintained road to the land and will be provided with access to foul and surface water drainage and connection points to utilities such as gas, water, electricity, telecommunications and road constructed to the boundary.

A management company will be set up from the outset of the development to deal with completion and future maintenance of the shared infrastructure. The purchaser will be required to contribute towards the management company.

The plot benefits from planning consent granted on appeal Ref: APP/W0530/W/20/3253436 as part of a larger scheme granting approval for the development of 21 dwellings including one self-build plot.

The plot is considered to have potential for up to a 4/5 bed detached house subject to the necessary approvals from the planning department for the detail of the dwelling

The plot will be sold for one dwelling and conditional on the dwelling being constructed by an end user as a self-build dwelling for the purposes of the Self and Custom-build Act 2015

## Plot 3 – Self-Build Plot



**FOR FURTHER INFORMATION  
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