

## **INDIVIDUAL RESIDENTIAL BUILDING PLOT**

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**Site area - 0.36 acres  
(0.14 hectares)**

**House circa 1,969 sq ft  
(183m<sup>2</sup>)**

**Full planning permission**

**For sale freehold**

**LONG ACRE**

Robins Lane, Lolworth, Cambridge CB23 8HH

**Carter Jonas**

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## Individual Building Plot Site Area Approximately 0.36 acres (0.14 hectares) – full planning permission

### OPPORTUNITY

The site is vacant and is owned freehold.

The site is being sold with the benefit of full planning permission for a four bedroom detached house.

### LOCATION

The site is situated in the popular village of Lolworth, some eight miles to the west of Cambridge and provides convenient access to the A14 and hence the M11, A1 regional road network. Lolworth is in close proximity to St Ives with a full range of amenities and falls within the catchment area of the successful Swavesey Village College.

### PLANNING

Planning permission has been granted by South Cambridgeshire District Council for 'erection of single dwelling, including car port and adjustments to the existing access drive'.

The decision notice was issued on 13 December 2017 and only has eight conditions all of which are standard.

The site does not have a section 106 agreement and therefore no additional payments are due to the local planning authority.

The house will extend to approximately 1,969 sq ft (183m<sup>2</sup>)

### TENURE

The overall site is owned freehold, the access road will be retained by the existing owners and the purchasers will have full rights of way over it and be responsible for a fair proportion of the ongoing maintenance costs.

The ownership of the site falls into two separate registered titles and it will be necessary to create a new registered title for the plot reserving appropriate rights of way up the access road.

### ENABLING WORKS

The purchasers will be responsible for upgrading the access in accordance with the plans and specifications set out in the planning permission at their own costs.

During the construction period, the existing owners have a barn to the north east of the site which can be made available for site storage.

Consideration will need to be given to how the services including foul and surface water are dealt with and the owners are in principle amenable to the foul drainage going into the existing system subject to the appropriate consents being obtained.

### VAT

The property has not been elected for VAT.

### ADDITIONAL INFORMATION

A drop box is available and will include the following items:-

- Title information.
- Planning application form.
- Site location plan and block plan.
- Proposed car port details.
- Proposed floor areas and elevations.
- Sustainable drainage engineer comments.
- Tree officer comments.
- Highways comments.
- Speed survey report.
- Visibility splay plan.
- Second set of highways comments.
- Decision notice.
- Copies of the two registered titles.
- Informal tender bid proforma.
- A new homes report.

### VIEWING ARRANGEMENTS

The site is part of the owner's back garden and whilst you do not need to be accompanied, as a matter of courtesy it would be preferable if you advise the agents when you propose to go so that we can advise the owners.

### FURTHER INFORMATION

Should you require any further information please contact either Nick Muncey on 01223 326817 or alternatively you can email [nick.muncey@carterjonas.co.uk](mailto:nick.muncey@carterjonas.co.uk) or Charles Harris on 01223 346596 or alternatively you can email [charles.harris@carterjonas.co.uk](mailto:charles.harris@carterjonas.co.uk).

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ALL MEASUREMENTS SHOULD BE CHECKED ON SITE AND ANY DISCREPANCIES SHOULD BE REPORTED TO THE DESIGNER.

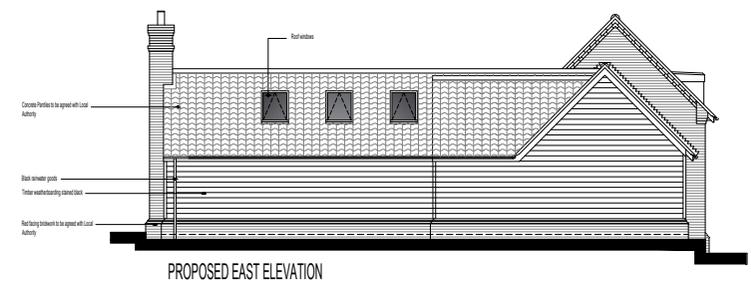
ALL WORK TO COME TO BE SHOWN ON CELL SHALL BE APPROVED BY THE CLIENT. IT IS THE CLIENT'S RESPONSIBILITY TO FULLY COMPLY WITH THE CONSTRUCTION REGULATIONS INCLUDING APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY.

NO WORK TO COME ON SITE UNTIL ALL APPROVALS ARE OBTAINED IN WRITING. L BEVENS ASSOCIATES LTD ACCEPTS NO LIABILITY FOR BREACHES OF CONTRACT BY THE CONTRACTOR RESPONSIBLE FOR OBTAINING LOCAL EXISTING SERVICES PRIOR TO WORKING COMMENCE.

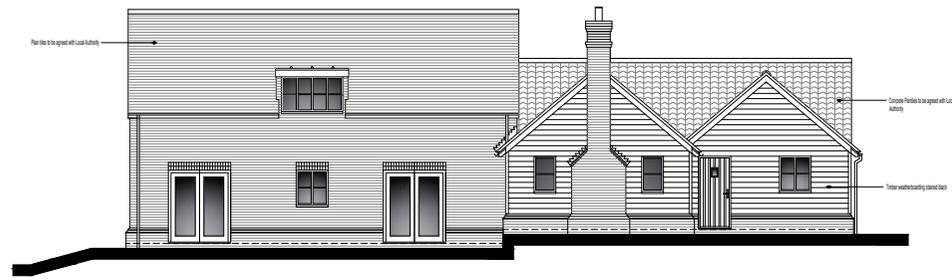
Scale: 1:100



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



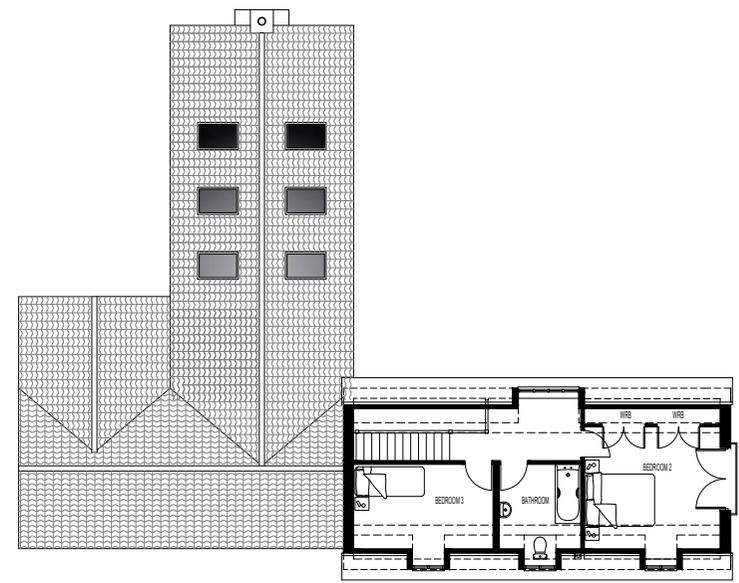
PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Rev A Revised to suit client comments. Apr. 2017 LB



L BEVENS Associates Ltd  
Architects  
10 Cricketers Way  
Chatteris  
Cambridgeshire  
PE16 6BP  
Tel: 01354 693669  
Mob: 07738 862818  
Email: enquiries@lbevensassociates.co.uk  
Web: www.lbevensassociates.co.uk

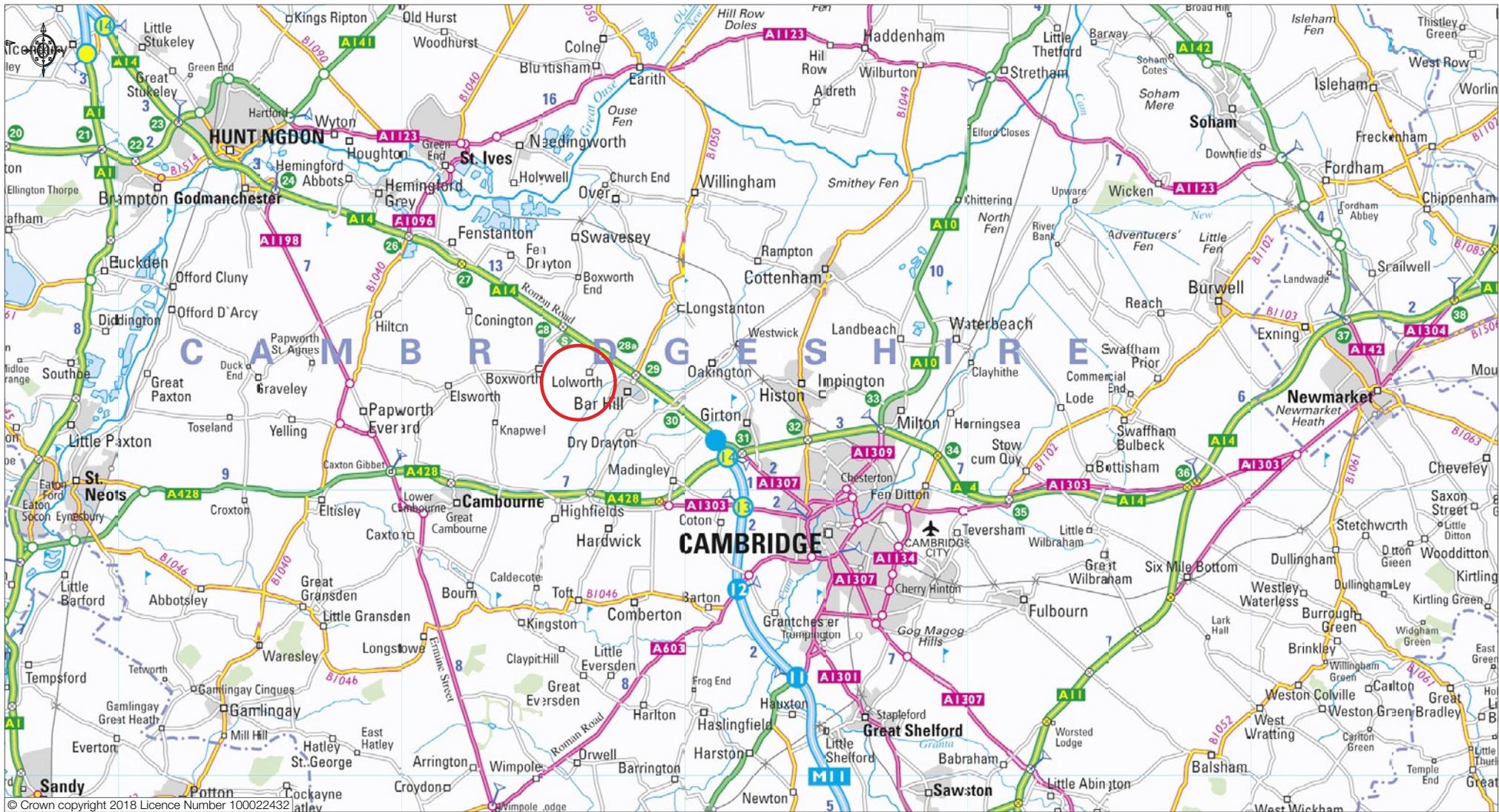
DRAWING STATUS	PRELIMINARY	PLANNING	CONSTRUCTION	FILE COPY
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CLIENT  
Mr R Pearson

PROJECT  
Land West of Long Acre, Robins Lane,  
Lolworth, Cambridgeshire

DRAWING TITLE  
Proposed Floor Plans  
Proposed Elevations

SCALE	DATE	DRAWN	CHECKED
1:100 @ A4	March 2017	LB	LB
DRAWING NUMBER	REVISION		
CH17/LBA/424/FP101	A		



**Cambridge 01223 368771**

cambridge@carterjonas.co.uk  
 One Station Square, Cambridge CB1 2GA

[carterjonas.co.uk](http://carterjonas.co.uk)

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 Note: All plans not to scale