

INDIVIDUAL RESIDENTIAL BUILDING PLOT

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

**House circa 1,969 sq ft
(183m²)**

Full planning permission

For sale freehold

LONG ACRE

Robins Lane, Lolworth, Cambridge CB23 8HH

Carter Jonas

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 (183m²)

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 or Charles Harris on 01223 346596 or alternatively you can email charles.harris@carterjonas.co.uk.

Scale: 1:100

0m
1m
2m
3m
4m
5m
6m
7m
8m
9m
10m

DO NOT SCALE FROM THIS DRAWING

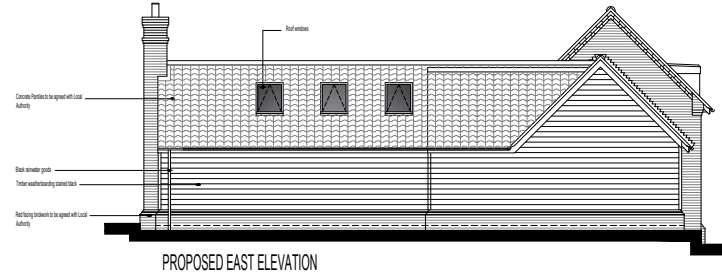
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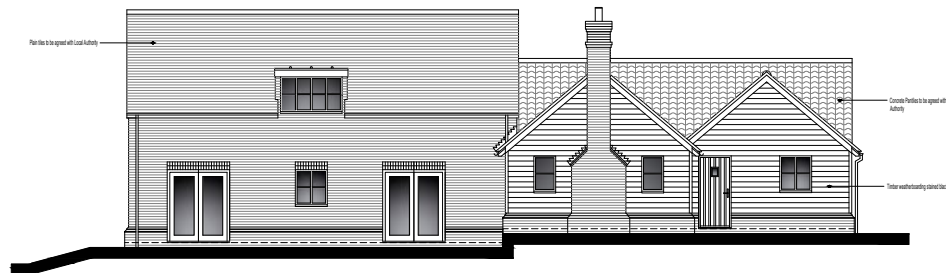
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PROPOSED NORTH ELEVATION



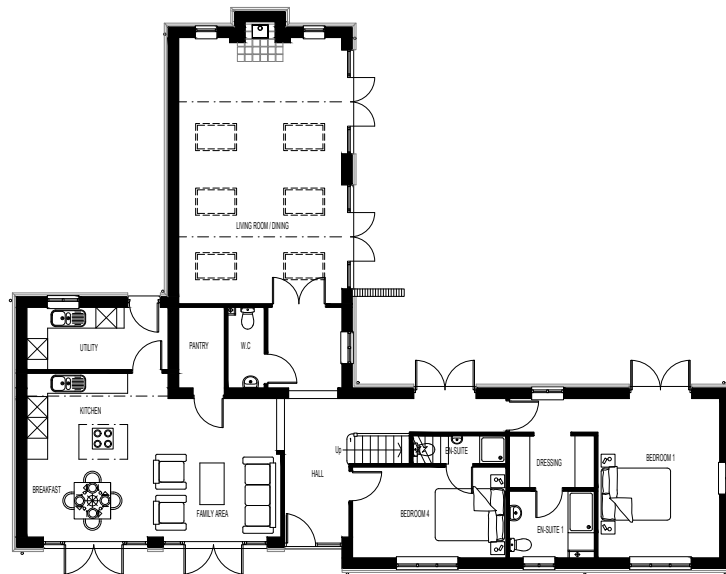
PROPOSED EAST ELEVATION



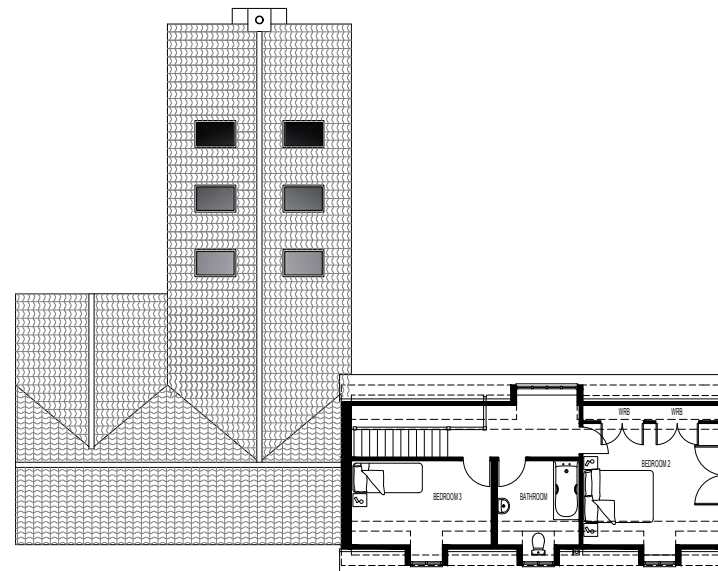
PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Rev A Revised to suit client comments Apr. 2017 LB



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DRAWING STATUS	PRELIMINARY	CONSTRUCTION
	PLANNING	FILE COPY

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 @ A2	March 2017	LB	LB
DRAWING NUMBER	REVISION		
CH17/LBA/424/FP101	A		

