Woodstock, 63 Fowlmere Road, Heydon, Royston, Herts, SG8 8PZ

A rare and exciting opportunity to acquire a development site of around 1 acre with planning consent for two substantial properties in an elevated position with exceptional views, over rolling countryside.

Guide Price: £1,100,000 Freehold
LOCATION
Heydon is a small and sought after rural village, lying in south Cambridgeshire, but close to the Hertfordshire and Essex borders. The village is within a conservation area and enjoys an elevated position, amongst picturesque rolling countryside. The University city of Cambridge is about 12 miles to the north and offers extensive cultural and shopping facilities together with an outstanding choice of schools for all ages. Royston and Saffron Walden are within 6 and 8 miles respectively, both market towns providing a good range of facilities including a variety of shops and restaurants. The village is conveniently placed for access to the A505, which leads to both the M11 and A1. There is also a mainline railway station at Royston offering a commuter service into London’s King’s Cross and Whittlesford or Audley End (west of Saffron Walden) offering a service into London Liverpool Street. The village also has a 16th century inn, as well as Heydon Grange Golf and Country Club.

THE SITE
The site enjoys an enviable setting on the outskirts of the village, with open views across rolling countryside to the west and is offered with the benefit of planning permission reference: S/3025/16/FL, for two detached properties. Each will offer generous and flexible living accommodation, set over three floor.

Plot 1 is a 5 bedroom detached property of around 4083.8 sq ft, plus double garage of around 454.2 sq ft
Plot 2 is a 5 bedroom detached property of around 4302.3 sq ft, plus double garage of around 409 sq ft

The architects have carefully designed the properties to offer spacious and bright accommodation to suit modern living and that take full advantage of the stunning open views.

Each property will further benefit from private driveways, generous enclosed rear garden and raised terraces to the rear. See attached plans, drawings and conditions.

There is currently a 3 bedroom detached split level property on the site that will need to be demolished prior to construction of the new properties and the successful purchaser would be responsible for this.
These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.
CONDITIONS OF SALE

1. The purchaser will be responsible for the demolition of the existing property at their own cost.
2. The purchaser of the site will be responsible for complying with all the relevant conditions of planning approval Ref: S/3025/16/FL and will be responsible for obtaining written approval from the Local Planning Authority for the satisfactory discharge of these.
3. There is no Affordable Housing requirement on the site.
4. The vendor has paid for and instructed an archaeological survey on the site.
5. The development site is in close proximity to a scheduled ancient monument. The purchaser should be aware of the statutory requirement for scheduled monument consent for any works resulting in ground disturbance within the scheduled area.
6. There is an indemnity policy in place to cover access over the first part of the driveway (hatched blue on plan) which is not shown within the vendors ownership on the land registry plan.

TENURE AND POSSESSION
The site is for sale freehold with vacant possession on completion.

SERVICES
Mains Electricity, and water are connected to the property. We believe there is a cesspit in the garden for drainage.

STATUTORY AUTHORITIES
South Cambridgeshire District Council

FURTHER INFORMATION
Should you require further information please contact either Chris Arnold at carnold@rah.co.uk, tel: 01223 819302 or Oliver Hughes at ohughes@rah.co.uk, tel: 01223 819333.