



PROPOSED PLOT TWO

Plot 2, Silver Street,
Burwell,
Cambridgeshire, CB25 0EF

A fantastic opportunity to acquire a single building plot with planning for a detached house pleasantly situated close to the centre of this thriving village. Second plot available as well.

Guide Price: £225,000

Second plot available by separate negotiation



PROPOSED REAR ELEVATION



Burwell is situated in pleasant countryside approximately eleven miles north east of the university city of Cambridge and some four and a half miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses and there is an excellent range of facilities including a primary school, bank, doctors surgery, dentist, various shops catering for everyday requirements, a church, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 dual carriageway which interconnects with many of the regions traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge into London's Liverpool Street and King's Cross Stations.

Planning permission has been granted for a detached four bedroom family house between 53 and 61 Silver Street, the plot being pleasantly situated close to the centre of this thriving and popular village.

The planning permission forms that of an application for two plots, the planning reference number is 20/01170/FUL.

The purchaser will be responsible for complying with all the relevant conditions of the planning approval and for the satisfactory discharge of all conditions involved.

The purchaser will be responsible for any CIL payments.

Other associated documents can be viewed online through East Cambs District Council website.

Services

Mains drainage is already connected to the site. Further services are in Silver Street.

LOCAL AUTHORITY

East Cambridgeshire District Council 01353 665555

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS





59 High Street, Burwell, Cambridgeshire
Tel: 01638 668 284
Email: burwell@pocock.co.uk www.pocock.co.uk

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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested