



FRONT (South) ELEVATION

**Garages and Land, Wood Lane, Papworth Everard, Cambridge**

811.1225561

**Eddisons**

# GARAGES AND LAND

WOOD LANE, PAPWORTH EVERARD, CAMBRIDGE



Agreement

For Sale



Detail

Residential development site



Price

£230,000



Size

0.087 hectares (0.214 acres)



Location

Papworth Everard



Property ID

811.1225561

**For Viewing & All Other Enquiries Please Contact:**



**STEPHEN POWER**  
MRICS MCIOB  
Director

[stephen.power@eddisons.com](mailto:stephen.power@eddisons.com)

07866 165013

01480 451578

## Property

Residential development site with full planning consent for a pair of semi-detached houses in a residential area close to Papworth village centre.

Currently, the property comprises a block of 9 garages with forecourt car parking fronting Wood Lane with additional grass verges. The site is slightly sloping from front to back and is broadly L shaped.

Approved planning consent (24/01107/FUL) provides consent for the development of a pair of semi-detached houses.

**Plot 1** comprises an entrance hallway with ground floor cloakroom, open plan living room/dining area and kitchen with a master bedroom, a single bedroom and a study on the second floor, together with a family bathroom and an en-suite shower room. The total building size is 93.48 sq m (1,006 sq ft). Externally, the property will have an enclosed rear garden and a front rectangular garden providing off street parking for up to 2 vehicles if double parked.

**Plot 2** comprises a ground floor with entrance hall with separate cloakroom and an open plan living room/dining room and kitchen. The first floor comprises a master bedroom with separate single bedroom and a communal bathroom located off the landing. In total, the accommodation equates to 70.6 sq m (760 sq ft). Externally, there will be an enclosed rear garden and a rectangular front garden with off street car parking for 2 vehicles if double parked.

In addition to the two plots, there is a further open grass verge which may potentially be suitable for an additional plot - subject to planning consent.

## Energy Performance Certificate

N/A.

## Services

Mains electricity and water are understood to be available in the adjacent road, currently not connected to the site.

An easement has been negotiated with the adjacent property for access to provide mains drainage.

Interested parties are advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## Planning

The plot currently has consent for the development of a pair of semi-detached houses - Application No. 20/011/07/FUL, details of which can be found on South Cambridgeshire planning portal.

## Price

£230,000.

## VAT

We understand that VAT will not be payable in respect of the property.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Viewing

During reasonable daylight hours. We ask interested applicants to carry a set of the marketing particulars with them and to take care when accessing the site. Access to the garages is not permitted. Enquiries regarding the site should be addressed to Eddisons - FAO Stephen Power.

## Anti-Money Laundering

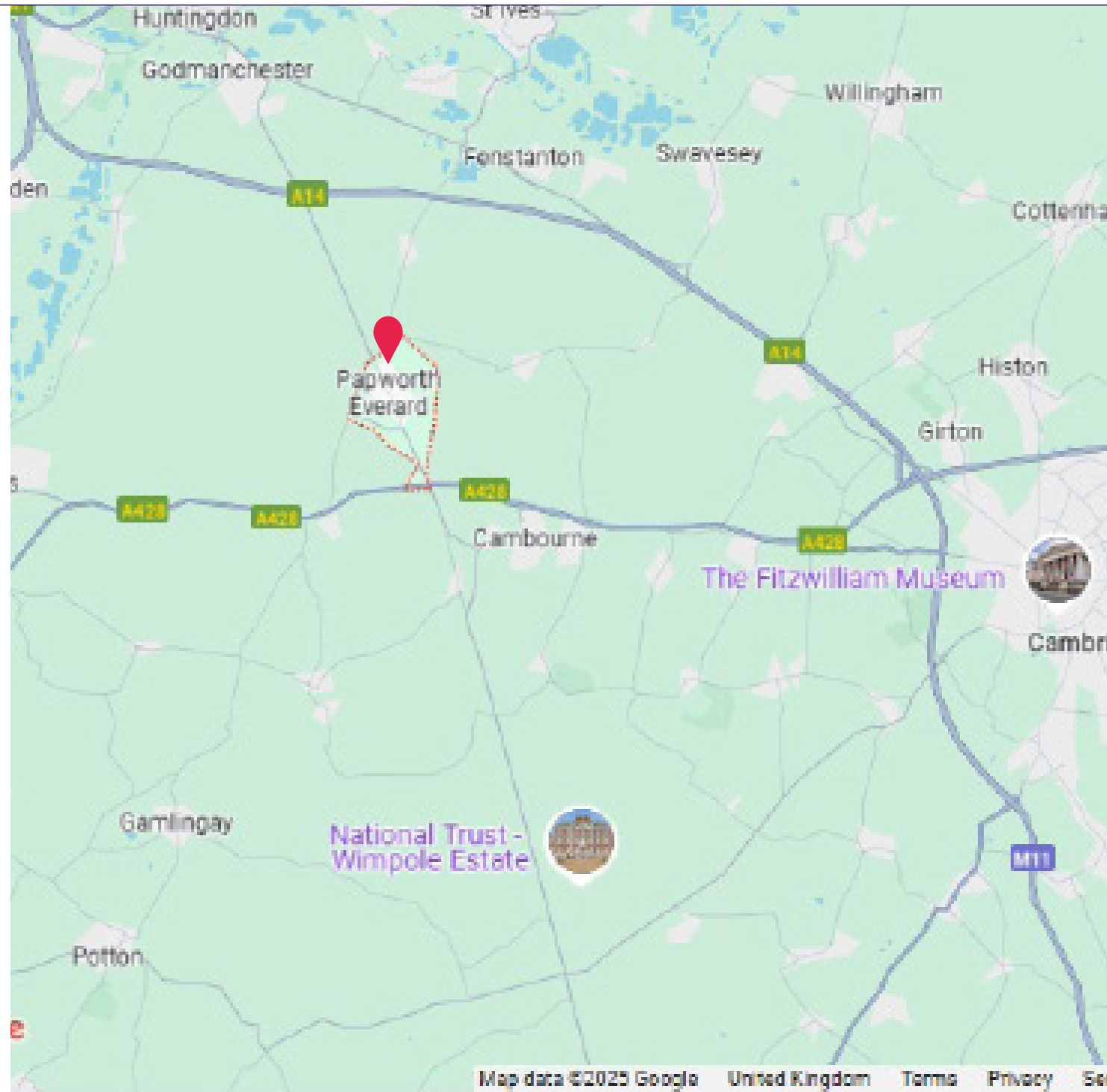
In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.

## Location

Papworth Everard is a small Cambridgeshire village with a population of approximately 3,000 and is located 12 miles west of Cambridge on the A4798 Huntingdon to Royston Road, approximately 1 mile north of the Caxton Gibbet roundabout on the A428 Bedford/Cambridge road. The village is also only 3 ½ miles south of Junction 23 of the A14 between the A1 at Brampton Hut and the M11. As such, the town is extremely well located for access to the surrounding centres of Cambridge, Huntingdon, St Neots and Royston. On completion of the ongoing upgrade of the A428 between Caxton Gibbet and the Black Cat Roundabout on the A1, the town will also be conveniently located for access to the A1 to the south.

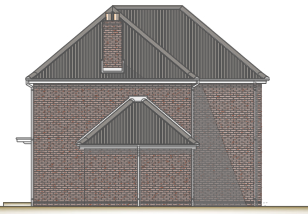
Papworth is historically known as the site of the famous hospital which relocated to Cambridge in 2019. The village has a wide range of local facilities including Pendrill Court retail parade which includes coffee shops, takeaways and a public library. In addition, there are a number of leisure facilities including play parks, bowls club and tennis court.

The site is located a short distance from the village centre in a well established residential housing estate lying on the north of the village and close to the B1040 and the A1198 roads. The site is located on the north side of Wood Lane, opposite a coppice of trees bordering the King George IV playing field.





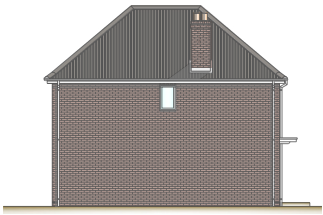
FRONT (South) ELEVATION



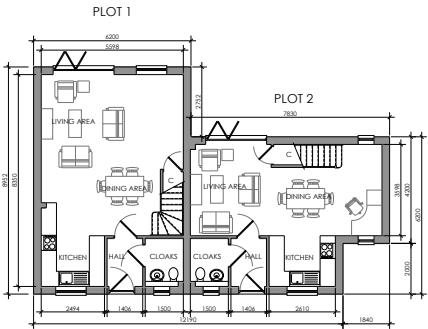
SIDE (East) ELEVATION



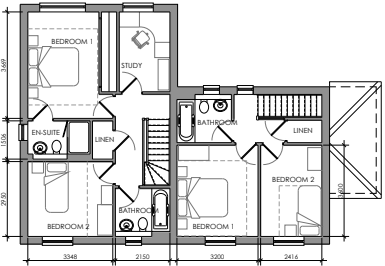
REAR (North) ELEVATION



SIDE (West) ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLOT 1

ACCOMMODATION SCHEDULE - in accordance with Table 1 of the National Planning Policy Framework									
Room	Room Type	Area (sqm)	Area (sqft)	Volume (cu m)	Volume (cu ft)	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4
1	1	11.00	118.00	2.00	21.00	11.00	11.00	11.00	11.00

PLOT 2

ACCOMMODATION SCHEDULE - in accordance with Table 1 of the National Planning Policy Framework									
Room	Room Type	Area (sqm)	Area (sqft)	Volume (cu m)	Volume (cu ft)	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4
2	2	11.00	118.00	2.00	21.00	11.00	11.00	11.00	11.00

REV	DATE	BY	REVISION NOTES
D	29/05/24	NFM	Plot 1 reduced following planning refusal
C	28/03/24	NFM	Title block revised following planning comments
B	08/02/24	NFM	New design following planners comments
A	04/01/24	NFM	Revisions following planning comments

Suite 2, Clare Hall,  
St Ives Business Park,  
Parsons Green,  
St Ives,  
Cambs, PE27 4WY

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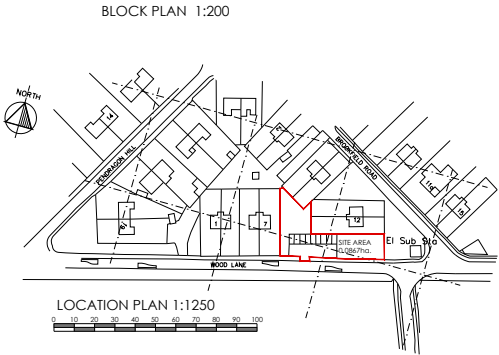
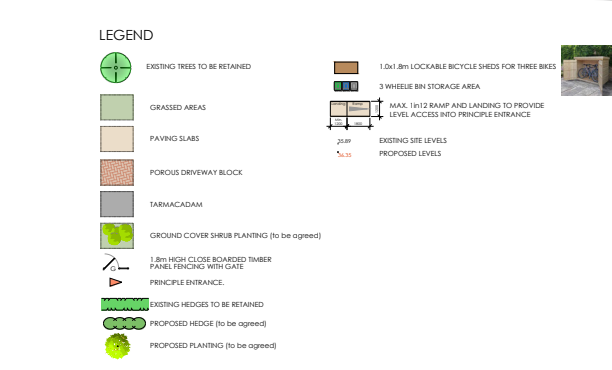
PARTNERS  
in PLANNING  
and ARCHITECTURE

PROJECT  
PROPOSED DEVELOPMENT AT  
WOOD LANE  
PAPWROTH EVERARD  
CAMBRIDGESHIRE

CLIENT  
MR J WILKS

DRAWING TITLE  
PLOTS 1 AND 2  
FLOOR PLANS AND ELEVATIONS

DRAWN BY	SCALE	1:100 @ A1
NFM	1:0	2:0
DATE	21/06/23	23-23-201
DWG. No.	23-23-201	REV. D



REV	DATE	BY	REVISION NOTES
C	27/11/24	NFM	Building moved back as requested by planning dept.
F	04/09/24	NFM	Block moved forward to line of existing garage rear wall
E	29/03/24	NFM	Block Plan revised following planning refusal
D	11/03/24	NFM	Hedge added to South and East boundaries
C	08/02/24	NFM	New design following planners comments
B	29/11/23	QC	RPA added
A	07/11/23	NFM	Viability study added

Suite 2, Clare Hall,  
St Ives Business Park,  
Parsons Green,  
St Ives,  
Combs, PE27 4WY

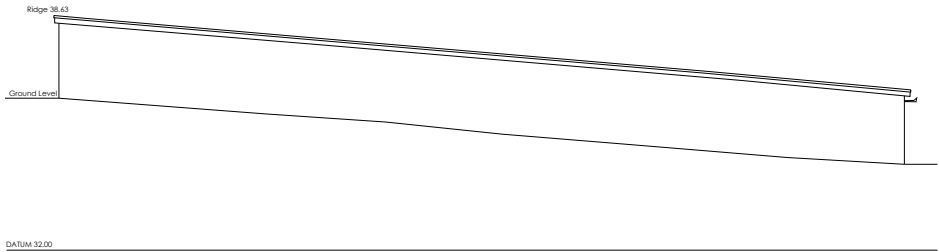
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**PROPOSED DEVELOPMENT OF  
WOOD LANE,  
PAPWORTH EVERARD  
CAMBRIDGESHIRE**

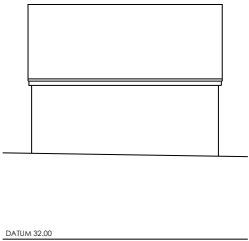
**CLIENT  
MR J WILKS**

**DRAWING TITLE  
PROPOSED BLOCK PLAN**

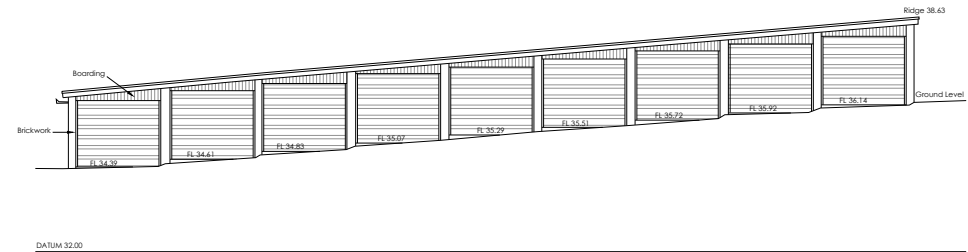
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DATE 21/06/23	DATE FOR 23-23-200



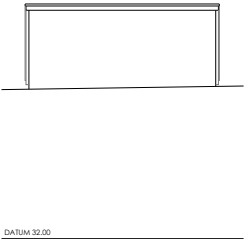
Rear (North) Elevation



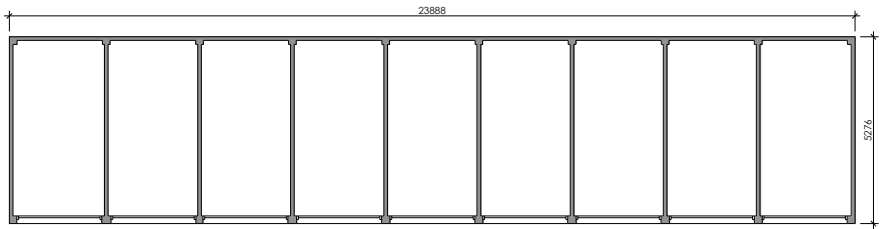
Side (West) Elevation



Front (South) Elevation



Side (East) Elevation



Plan

REV	DATE	BY	REVISION NOTES
<p>Suite 2, Clare Hall, St Ives Business Park, Parsons Green, St Ives, Cams, PE27 4WY</p> <p>© COPYRIGHT</p> <p>Tel: 01480 494969 Email: enquiries@planningandarchitecture.co.uk Web: www.planningandarchitecture.co.uk</p> <p><b>PARTNERS in PLANNING and ARCHITECTURE</b></p>			
<p>PROJECT <b>PROPOSED DEVELOPMENT OFF WOOD LANE, PAPWORTH EVERARD, CAMBRIDGESHIRE</b></p>			
<p>CLIENT <b>MR J WILKS</b></p>			
<p>DRAWING TITLE <b>EXISTING GARAGE PLAN AND ELEVATIONS</b></p>			
DRAWN BY <b>NFM</b>		SCALE <b>1:100 @ A2</b>	
DATE <b>02/10/23</b>		DWG. No. <b>23-23-202</b>	
		REV.	