



ROSE LANE, MELBOURN, SG8
£300,000

Carter Jonas

ROSE LANE, MELBOURN, SG8

The Site

An opportunity to acquire a plot of land stretching approx. 0.3 acres with potential for residential development STPP, located down a quiet, picturesque lane in this popular village.

Location

Melbourn lies approx. 10 miles to the south-west of Cambridge and just 4 miles north-east of Royston.

It is one of the largest villages in south Cambridgeshire and provides a wide range of local facilities including a variety of shops, a butcher, primary school, college, library, building society, public houses, restaurants and sporting facilities. There is also a Dobbie's Garden centre and golf course less than 2 miles away. Nearby Cambridge provides extensive shopping and cultural facilities.

London commuters are well served by road or rail with the M11 about 5 miles to the east and the A1(M) about 12 miles to the south-west. There are mainline railway stations at Royston, Meldreth and Shepreth providing services to Cambridge and King's Cross. Alternatively, Whittlesford Parkway Station (about 8 miles) provides services to Liverpool Street in about 1 hour.

Viewings and Further Information

Viewings by appointment through Carter Jonas.

Contact:

Jason Capel

07973 679823

jason.capel@carterjonas.co.uk

For Planning Advice:

Peter McKeown

07500 008029

Peter.mckeown@carterjonas.co.uk

AMENITIES

- Opportunity to acquire a plot of land with potential for residential development (STPP)
- Popular village location
- Excellent transport links
- Extending approx. 0.3 acres

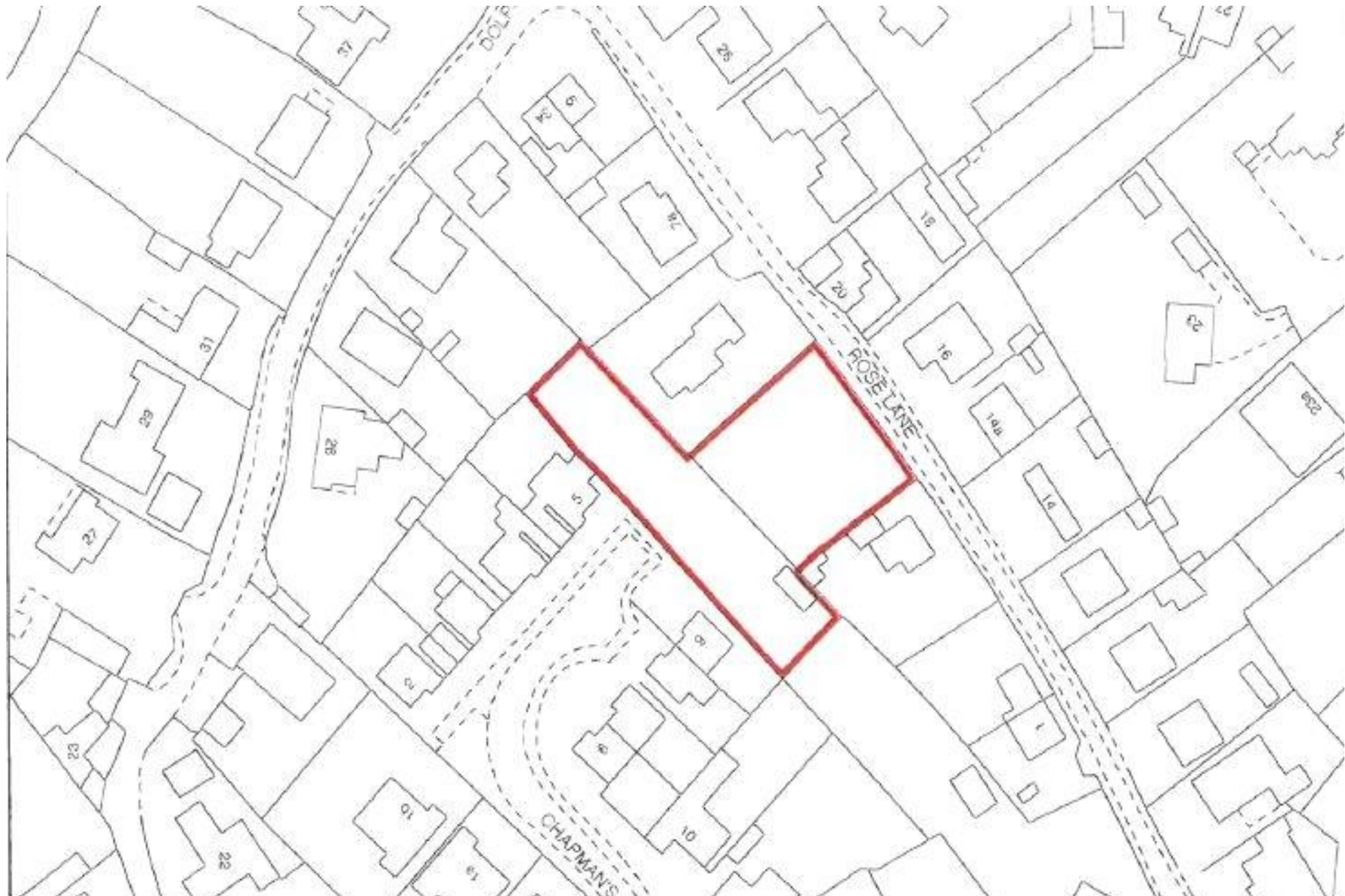
TENURE Freehold

LOCAL AUTHORITY South Cambridgeshire District Council

PLOT OF LAND FOR SALE STRETCHING APPROX 0.3 ACRES WITH POTENTIAL FOR RESIDENTIAL DEVELOPMENT SUBJECT TO PLANNING PERMISSION.



Classification LZ - Business Data



Classification L2 - Business Data



Cambridge New Homes 01223 403330

cambridge@carterjonas.co.uk
The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.