



**LAND AT FULBOURN OLD DRIFT,
FULBOURN, CAMBRIDGE**

FOR SALE | LAND: 3.66 ACRES (1.480 HECTARES)



TUDOR
REAL ESTATE



BIDWELLS



LOCATION

The site is located on the western fringe of the village of Fulbourn which lies approximately 4 miles to the south-east of Cambridge city centre.

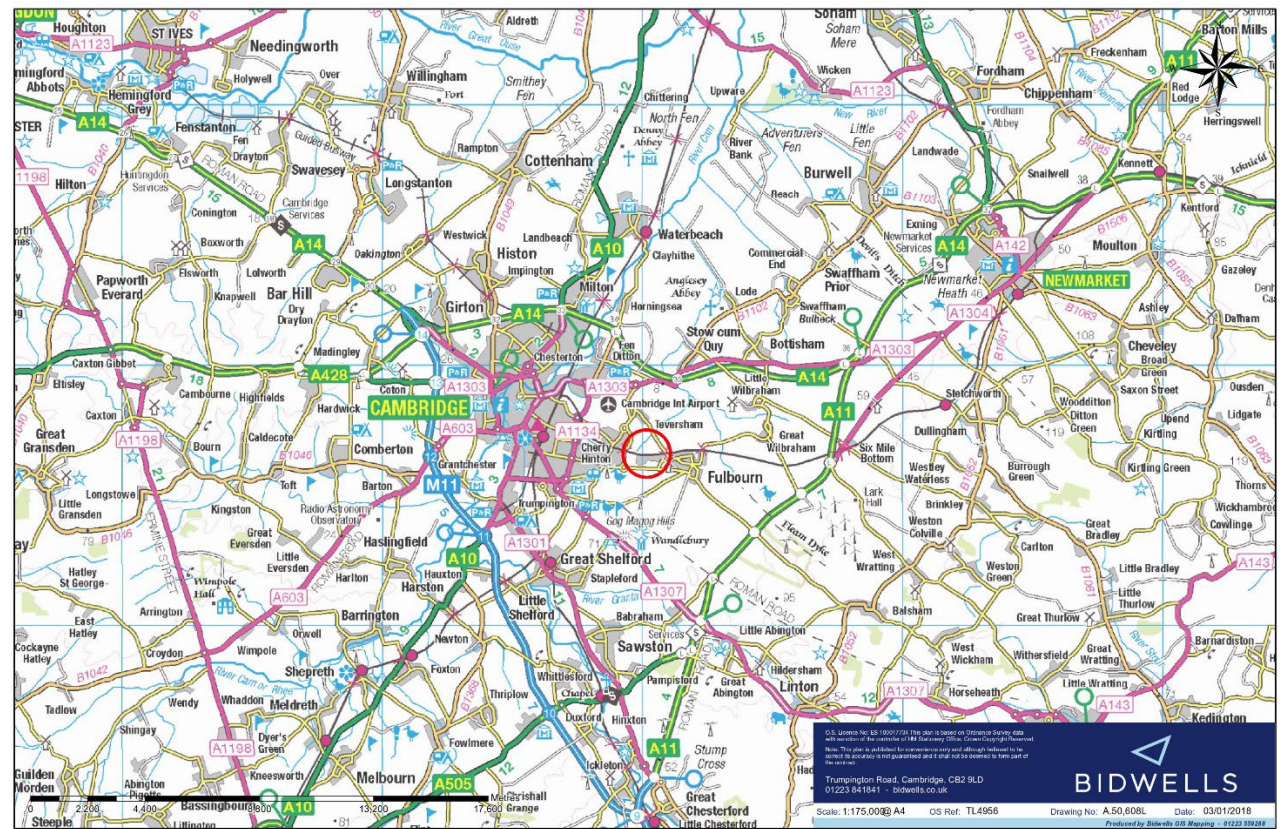
Fulbourn and the nearby suburb of Cherry Hinton offer numerous facilities including; schools, retail, health centres, supermarkets and recreation grounds.

The site is bounded to the north by the railway line, to the east by the former Ida Darwin hospital site and to the south by Capital Park Business Park.

Travel Distances

- Cambridge City Centre: 4 miles
 - Addenbrookes Hospital: 3 miles
 - Cambridge railway station: 4 miles
 - Cambridge North railway station: 8.5 miles
 - Cambridge Science Park: 7 miles
 - A11 trunk road: 4 miles
 - J11 M11: 7 miles
 - Stansted airport: 28 miles
- (All distances are approximate)

Land at Fulbourn



SUMMARY



Description

The sale of approximately 3.66 acres (1.480 hectares) of land at Fulbourn Old Drift presents the opportunity to acquire a parcel of land conveniently located for Cambridge City centre, nearby employment hubs and residential areas, with easy access to the M11, A11 and within close proximity to the Cambridge railway stations.

The site is located within the Cambridge greenbelt but is essentially an 'in-fill' site between the railway line to the north, Morris Homes' residential development site (203 dwellings) to the east and Capital Park Business Park to the south. We do therefore consider it to have longer-term development potential.

The site is broadly flat and is currently set to grass, interspersed with trees. It is accessed from Fulbourn Old Drift, through two gated access points along its southern boundary.

Registered Title

The Property is registered under Title number CB247025.

Tenure

Offers are invited for the freehold of the Property with vacant possession.

Additional information

Services and Utilities

Mains connections to services are available nearby, subject to all the necessary consents. An electricity substation is situated to the north-west of the site, outside of the Property's red line boundary.

Superfast Broadband is available in the area.

Environmental

Environmental survey is available on request. This will be assignable to Successors in Title.

Planning

A high-level planning note is available on request.

Legal costs

All parties to bear their own legal costs.

Viewings

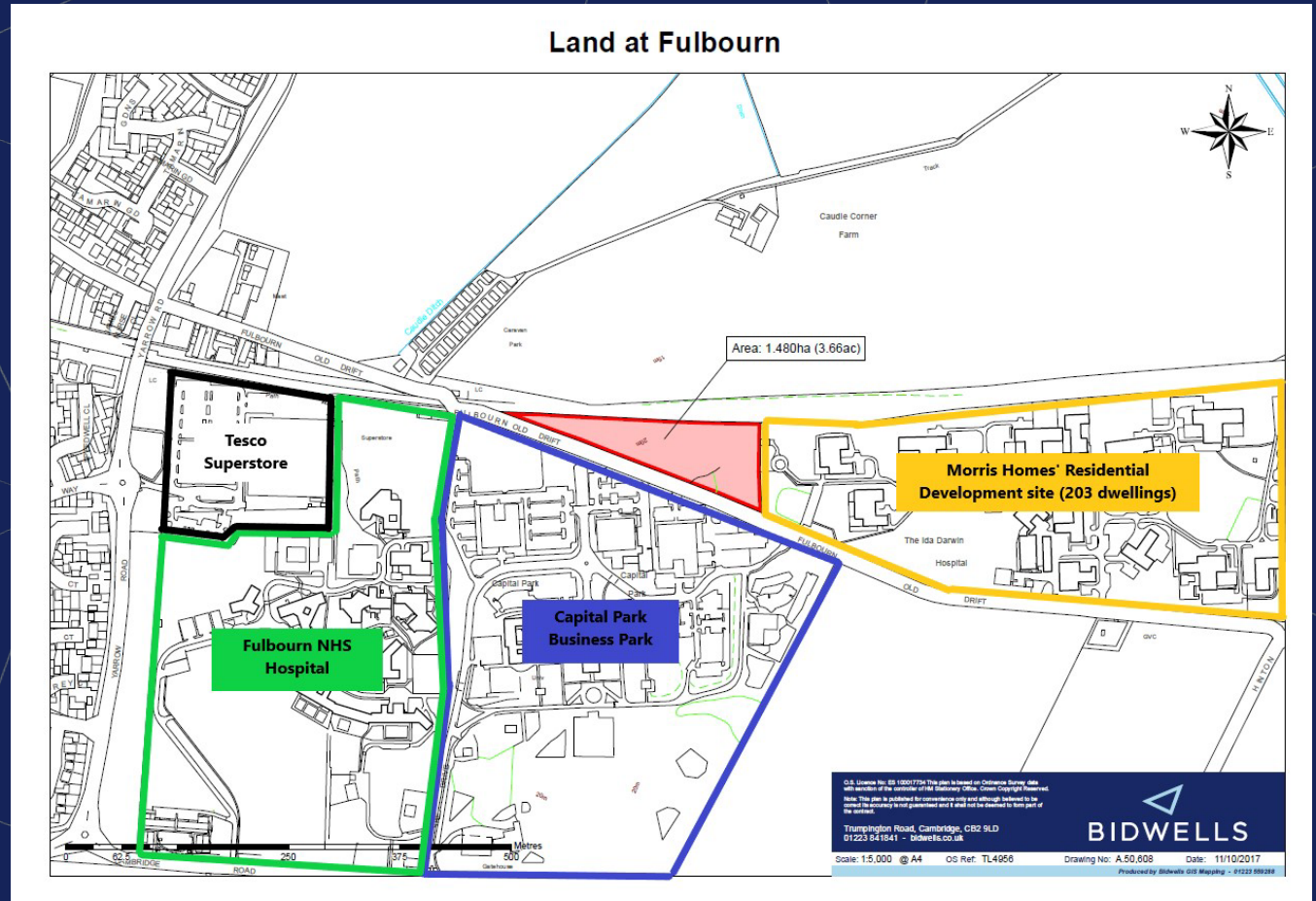
Viewings are strictly by arrangement via the Selling Agents.

Postcode

CB21 5XE

ACCOMMODATION

Land Description	Acres	Hectares
Land parcel	3.66	1.480



01223 841 841
bidwells.co.uk



GALLERY



01223 841 841
bidwells.co.uk



AML / KYC

Prospective purchasers will be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP and Tudor Real Estate accept no liability of any type arising from your delay or other lack of co-operation.

Enquiries

Walter Scott

07918 081 533

walter.scott@bidwells.co.uk

Abigail Tudor

07939 978 982

abigailtudor@tudor-re.com

Tamarah Keir

07442 668 105

tamarah.keir@bidwells.co.uk

Rob Tudor

07767 250 004

robtudor@tudor-re.com

Important notice

Bidwells LLP & Tudor Real Estate ('the Agents') act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by the Agents form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of the Agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. The Agents have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.

August 2023