



PIERCE LANE, FULBOURN



Guide Price: £500,000

This is a unique opportunity to purchase a potential development opportunity (STP) comprising a large barn, stables, 2 storey dwelling with large garden. Please note Cash Buyers Only.

Features

- ✓ Large Plot
- ✓ No Onward Chain
- ✓ Development Opportunity (STP)
- ✓ Outbuildings
- ✓ Mature Garden
- ✓ Rarely Available



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The former outbuildings of Pear Tree Cottage, which include large barn, stables, 2 storey dwelling with large garden is now being offered separate from the original cottage.

This is a great opportunity for any potential buyers/investors.

Any development is subject to planning consent.

Please note Cash Buyers Only.

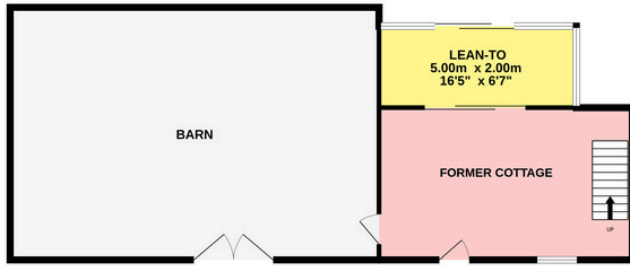
Fulbourn

The village of Fulbourn is 2 miles east of Cambridge city and has a mixture of local shops and amenities on the bustling high street. These include a Co-op convenience store, family run butchers, fruit and veg shop, hairdressers, Beauty Salon with gift Shop, Eco Bee children and eco-product shop, cafe, Stir bakery, antique shop, piano shop, used-car forecourt and takeaways. There are 3 pubs serving the village, The Six Bells, The White Hart and finally The Hat & Rabbit. There is also a Village Library located on Haggis Gap. Fulbourn Health Centre is also located on Haggis Gap. This vivacious village is an attractive destination with a distinct community feeling and reminiscent of a classic English village. Fantastic position to the city centre but with all the benefits of being in a popular and idyllic location.

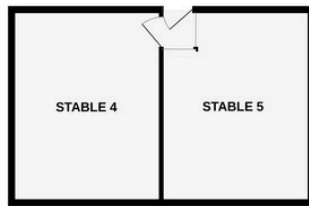
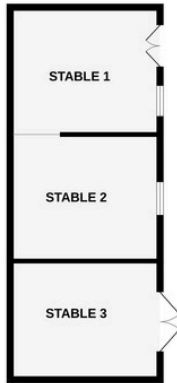
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long walks and enjoying the wildlife in the Fen. Furthermore, The Fulbourn Greenway will be an active travel route to make it easier for walkers, cyclists and horse riders to travel from Fulbourn into Cambridge.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

GROUND FLOOR
168.0 sq.m. (1809 sq.ft.) approx.



1ST FLOOR
24.8 sq.m. (267 sq.ft.) approx.



TOTAL FLOOR AREA: 192.8 sq.m. (2076 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE: FREEHOLD
EPC BAND: TBC
COUNCIL TAX BAND: TBC
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

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