



**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.

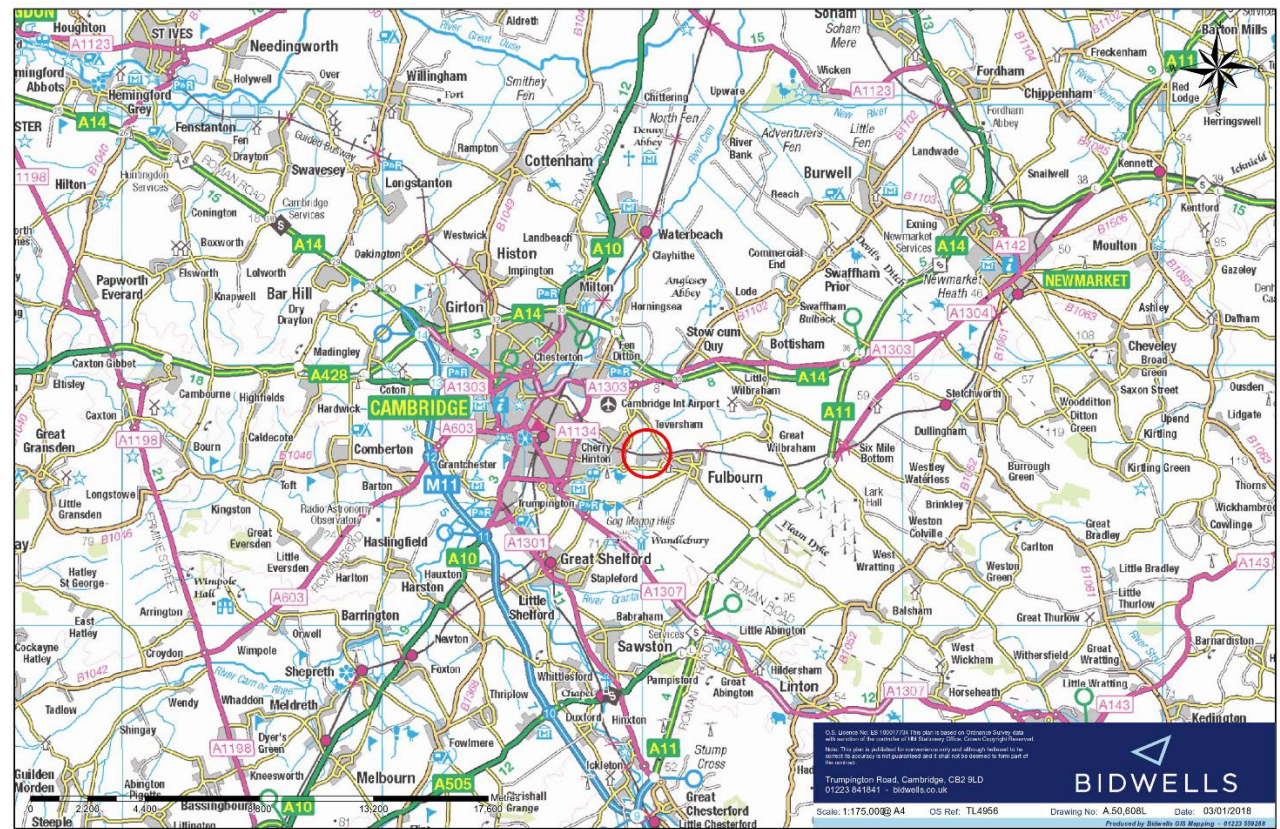
Fulbourn and the nearby suburb of Cherry Hinton offer numerous facilities including; schools, retail, health centres, supermarkets and recreation grounds.

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

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### 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.

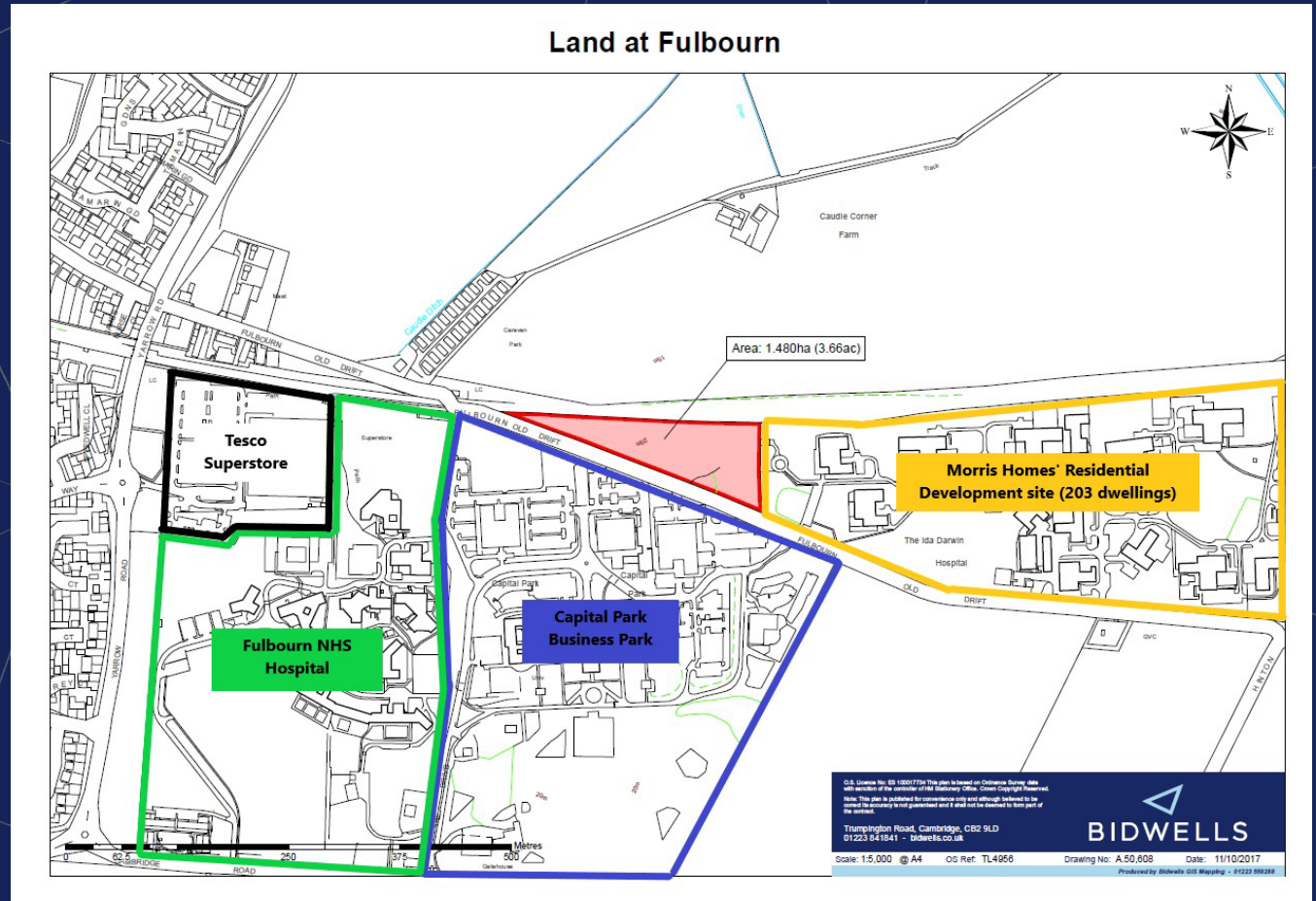
#### Postcode

CB21 5XE



# ACCOMMODATION

Land Description	Acres	Hectares
Land parcel	3.66	1.480





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## GALLERY

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## 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

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