

Plots 1 to 4 Seaby's Yard, Richmond Road, Cambridge



BIDWELLS

Stonecross
Trumpington High Street
Cambridge
CB2 9SU
t: 01223 841842
e: seabysyard@bidwells.co.uk
f: 01223 840721

bidwells.co.uk

Bradshaws

6 Dukes Court
Newmarket Road
Cambridge
CB5 8DZ
t: 01223 301616
e: seabysyard@bradshawsresidential.co.uk
f: 01223 329892

bradshawsresidential.co.uk

Plots 1 to 4 Seaby's Yard, Richmond Road, Cambridge, CB4 3PT

A unique private development of just four link-detached 4 bedroom new homes in a prime city location being built to a high level of specification by established local developers Enterprise Urban and Laragh Homes.

Cambridge City Centre 1 mile, M11 (Junction 13) 1 mile, mainline railway station (Liverpool Street and King's Cross) 2 miles, Stansted Airport 28 miles (distances are approximate).

Prices on attached list

Please read Important Notice on the last page of text



Situation

Richmond Road is a very popular residential road of predominantly Victorian town houses. Situated on the north western side of the city close to Fitzwilliam and New Hall Colleges, the property is conveniently placed for access to the heart of the city centre, Cambridge Science Park and A14 and M11.

Description

Seaby's Yard provides a very individual development of high specification, brand new dwellings, within an established residential setting. It provides a unique opportunity to purchase 'off plan' a contemporary home built by two highly regarded local developers.

All properties offer generous 4 bedroom accommodation, with external terraces, providing a unique style of accommodation and will benefit from security alarms, private parking and gardens.

Particulars of Sale

The Developer

Seaby's Yard is being constructed by Enterprise Urban and Laragh Homes.

Enterprise Urban is part of Enterprise Property Group Limited, a local developer which has successfully constructed many schemes in and around Cambridge, as well as nationally. Enterprise Property Group's focus is residential development, for which it has a proven track record based on its many years' experience, embracing conversion and restoration of historic buildings, new-build, and urban regeneration.

www.epgl.co.uk

Laragh Homes is a Cambridge-based development company dedicated to building bespoke houses and apartments. Laragh Homes work with established development partners and a team of property professionals to create unique homes designed to enhance their surroundings.

www.laragh.co.uk

Particular features of note include:

- * Brickwork and oak panelling.
- * Natural slate roofs.
- * Walls and ceilings to be painted white cotton.
- * Kitchen – units to be Vanilla with white Corian worktops and sink unit.
- * Integrated appliances to include oven, hob, microwave, dishwasher, full-height fridge and under-counter freezer.
- * Underfloor heating to ground floor and all bathrooms and en suite, radiators to first and second floors.
- * Security alarms.
- * Private parking.
- * 10 Year NHBC warranty

Reservation Procedure

- 1 A fee for £2,000 is payable on reservation, an element of which is non-refundable in the event that contracts are not exchanged. Full details available on request.
- 2 Exchange of contracts is due within 28 days of receipt of draft documentation by the purchaser's solicitor. Upon exchange, a deposit of 10% of the purchase price is payable, less the £2,000 reservation fee.
- 3 Balance of the purchase price will be payable upon completion, notice of which will be served by the vendor's solicitor.

Local Authority

Cambridge City Council - t: 01223 457000

Services

The Developer has confirmed that all mains services will be connected.

Fixtures and Fittings

All items normally designated as tenant's fixtures and fittings including fitted carpets, curtains and light fittings, are expressly excluded from the sale. However, certain items may be available by separate negotiation.

Tenure and Possession

The property is for sale freehold with vacant possession on completion.

Viewing

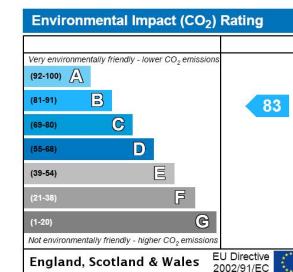
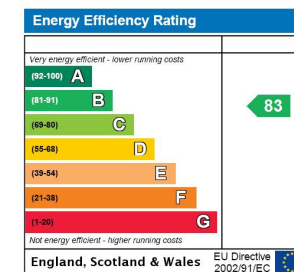
By prior telephone appointment with the Selling Agents, details on page 2.

Health and Safety

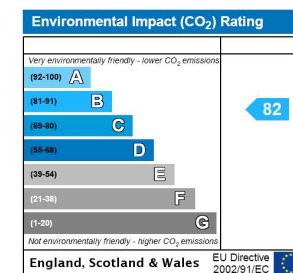
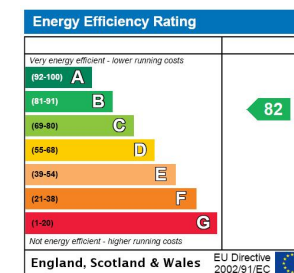
In the interest of Health and Safety, please ensure that you take due care when inspecting any property.

Predicted Energy Assessments

Plots 1 to 3

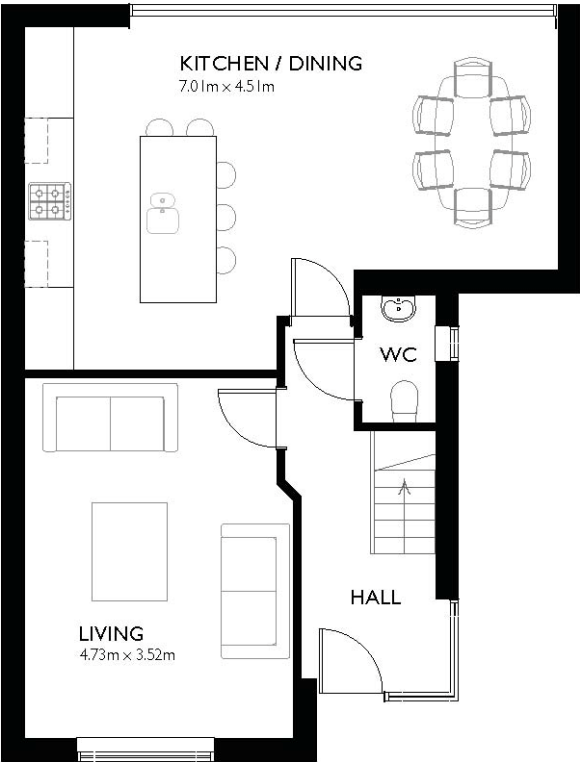


Plot 4

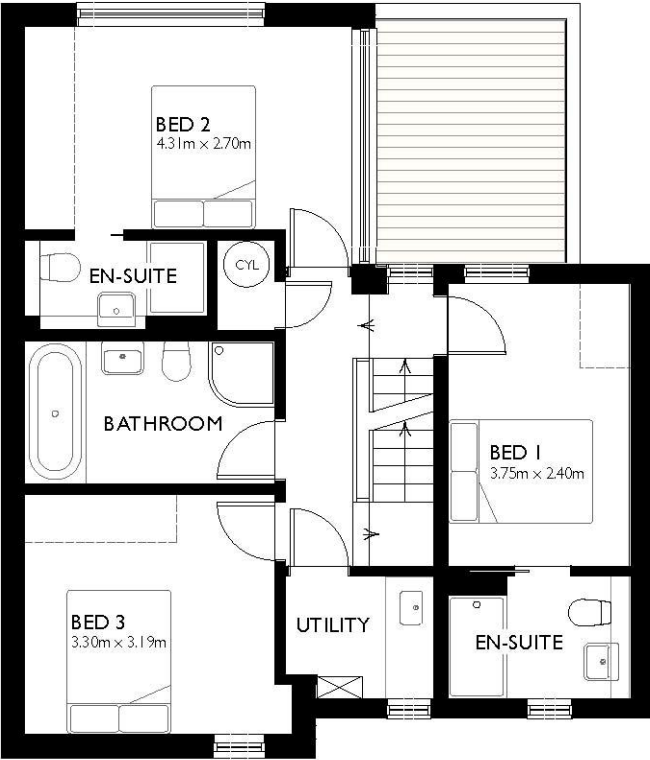


Plot 1 Seaby's Yard, Richmond Road, Cambridge

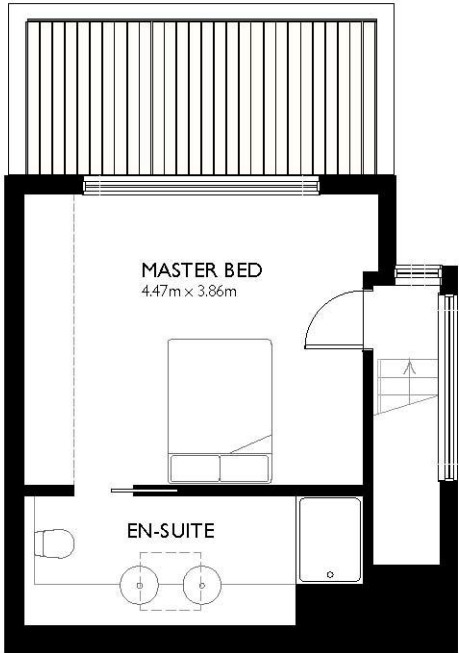
1,518 sq ft



Ground Floor



First Floor

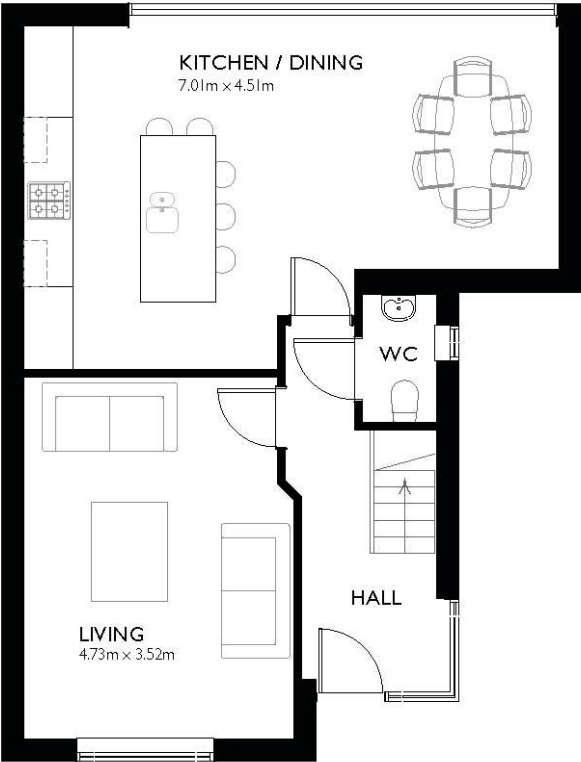


Second Floor

All measurements are approximate and given at their maximum

Plots 2 and 3 Seaby's Yard, Richmond Road, Cambridge

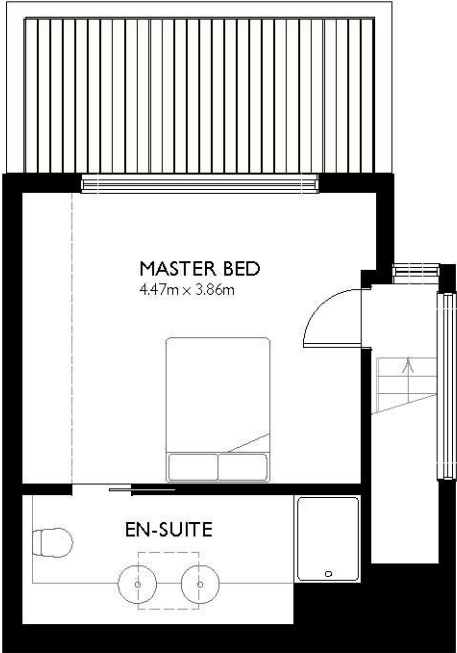
1,568 sq ft



Ground Floor



First Floor



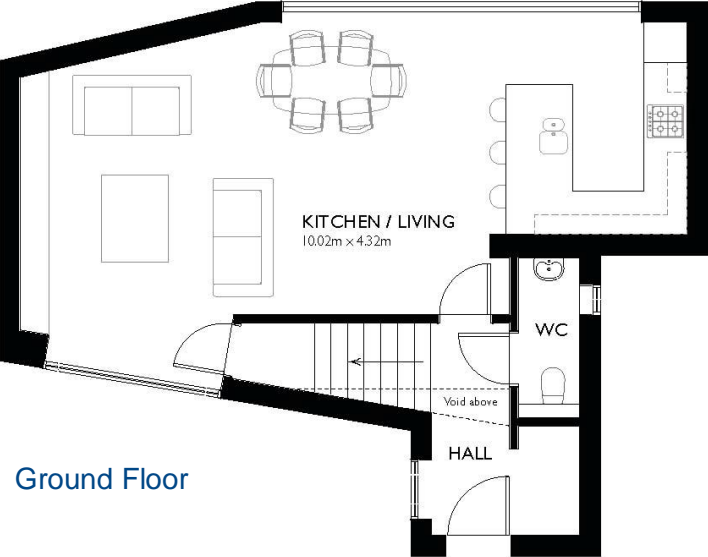
Second Floor

All measurements are approximate and given at their maximum

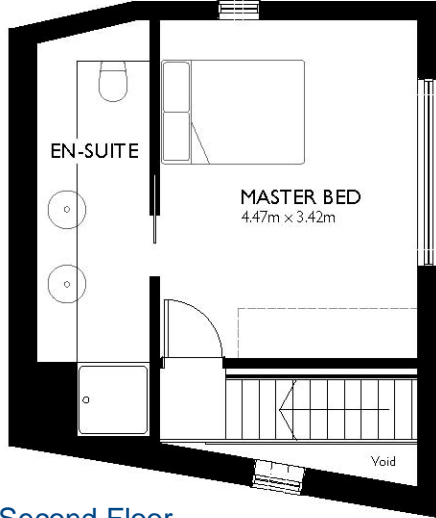
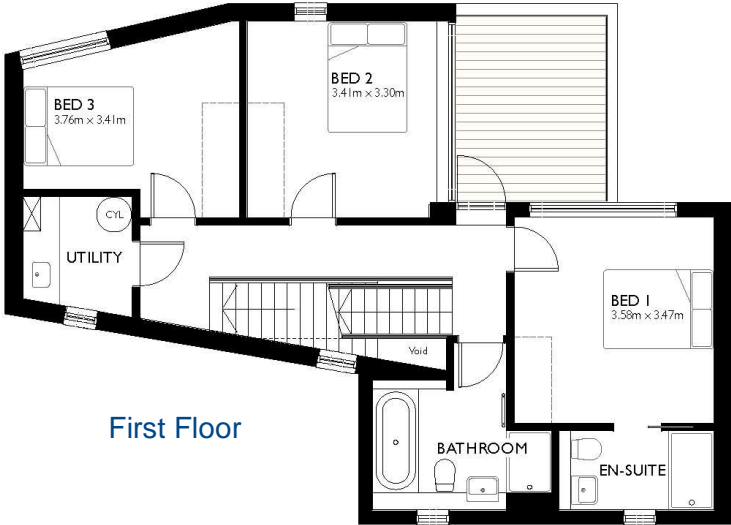
Floor Plans

Plot 4 Seaby's Yard, Richmond Road, Cambridge

1,522 sq ft



First Floor



Second Floor

All measurements are approximate and given at their maximum



Plot 1

Please note that this property is link-detached and not detached as shown