



Tinkers Lane, Cambridge, CB23 2NW

**CHEFFINS**



## Tinkers Lane

Kingston, Cambridge,  
CB23 2NW

- Residential development site
- Full planning permission for 2 substantial homes
- Far-reaching rural views

Located on the edge of this popular West Cambridge Village, this former grain store offers the opportunity to create two unique homes with far reaching rural outlooks and stunning accommodation.

Adjacent to the site are 5 recently converted barn style homes with this opportunity completing the agricultural to residential transition for the area.

Cheffins acted for the sale of the adjacent barns, please contact the New Homes department to discuss potential resale values



# £600,000





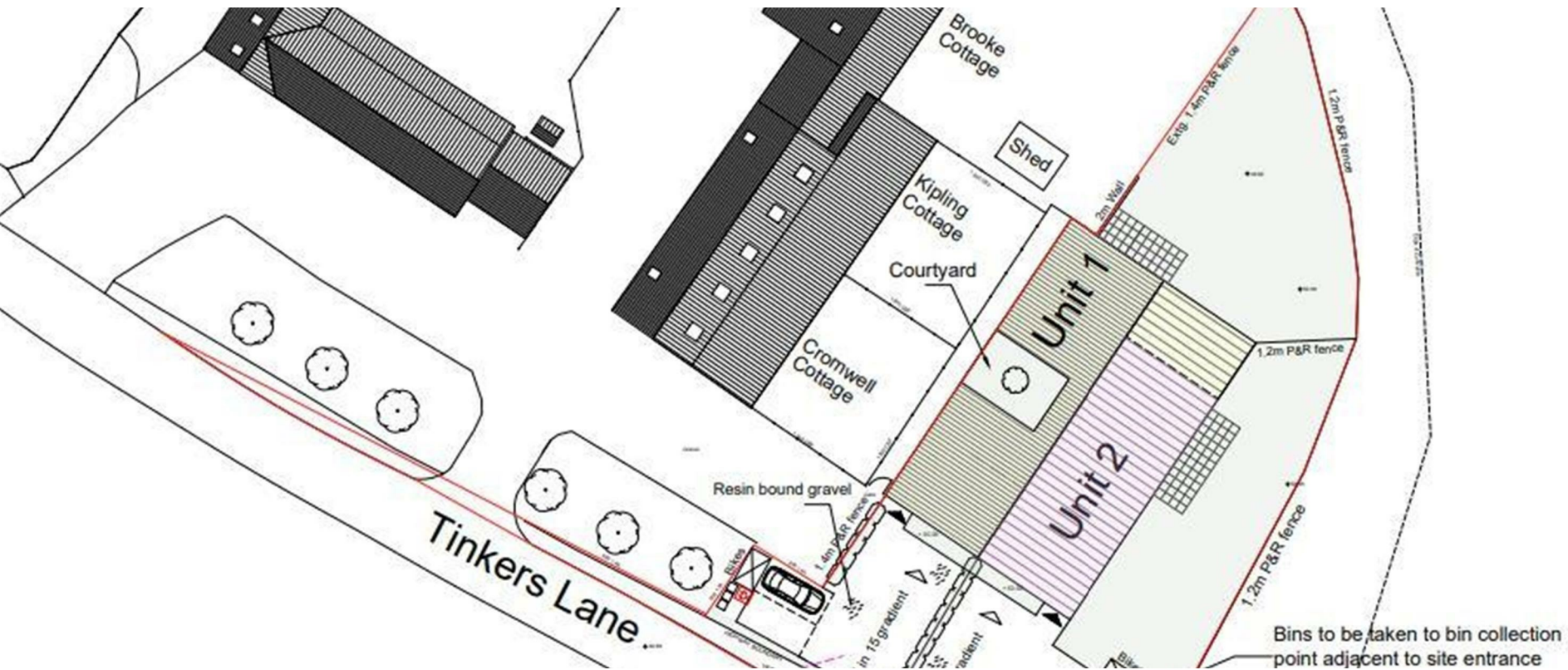


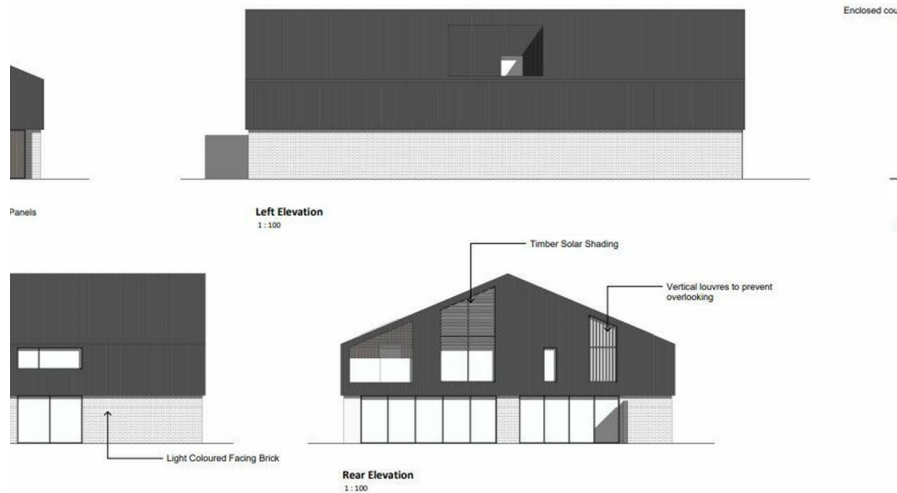
## LOCATION

Kingston is a small, picturesque village in South Cambridgeshire. It is a charming and tranquil community steeped in history. Located about 7 miles west of Cambridge, it features fantastic countryside views, traditional cottages, and a close-knit population. The village is home to St. Andrew's Church, serving as a reminder of Kingston's historical roots, and the Village Hall where events are held such as pilates, 'coffee, tea and chats', pub nights, tea parties and many more, helping the village to be a vibrant hub of local life. It further benefits from strong transport links to London, with Royston only a 20 minute drive away. From Royston, there are three trains per hour, making the commute both convenient and efficient.



## PROPOSED ELEVATIONS





22/03966/FUL | Full planning permission for the conversion of agricultural building to 2 No. houses, amended access, and associated works.

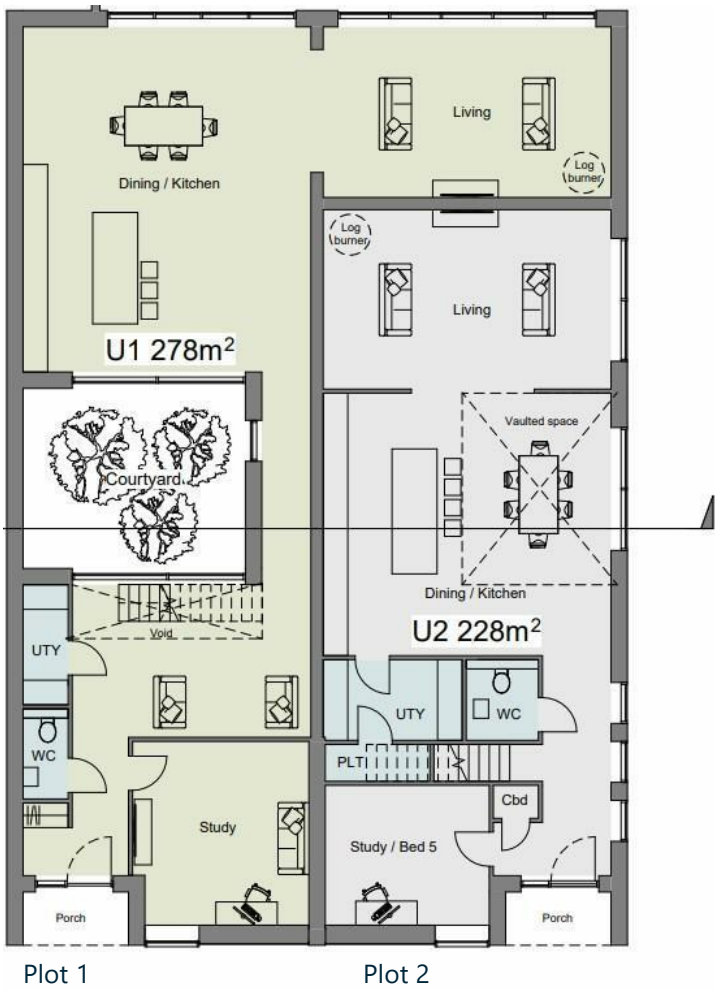
Plot 1 consists of a 5 bedroom home at over 2,900sqft.  
Plot 2 will be a 4 bedroom home at over 2,400sqft.



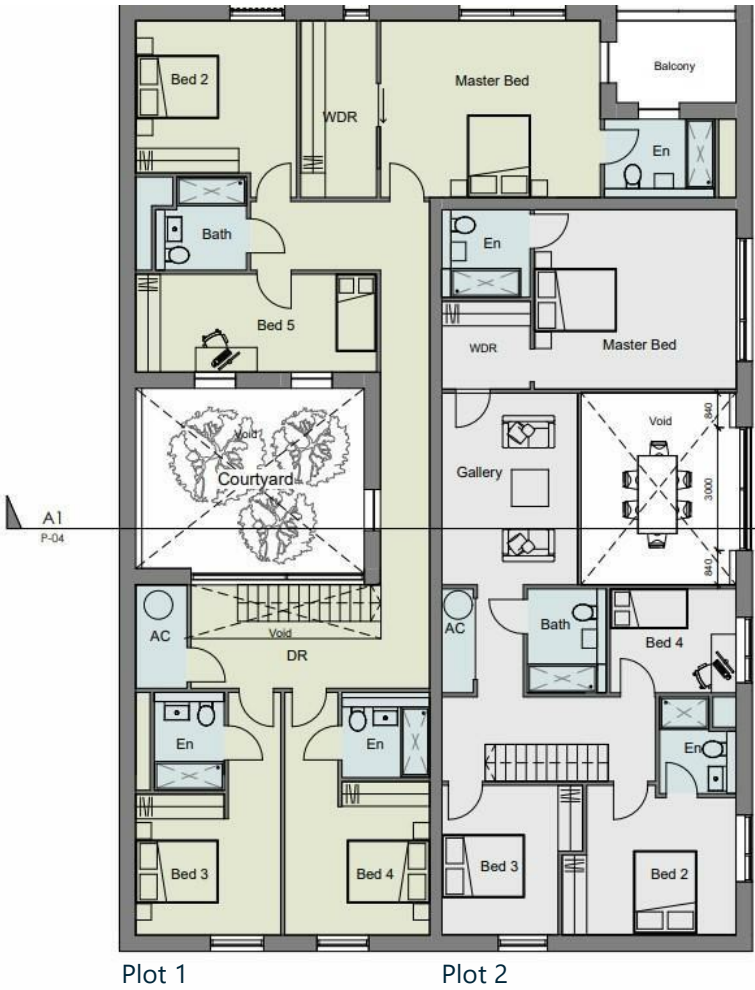


PROPOSED FLOOR PLANS

Ground Floor



First Floor



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

