



Lambs Lane, Cottenham, CB24 8TA

CHEFFINS

Lambs Lane

Cottenham, Cambridge,
CB24 8TA

*** Bidding deadline Friday 29th November 2024

A 0.55 acre site with two existing vehicle access points. The site offers scope for development (subject to planning) with the whole of the land situated within the villages development framework. There is an existing 1,400sqft bungalow and garaging / outbuildings.



£450,000





The Site

A 0.55 acre site with two existing vehicle access points. The site offers scope for development (subject to planning) with the whole of the land situated within the villages development framework. There is an existing 1,400sqft bungalow and garaging / outbuildings that are recommended for demolition.

Planning

Please contact Cheffins Planning department to discuss the sites potential planning opportunities

New Homes

Please contact Cheffins New Homes team for more information on the local market and resale values in the area

Location

Cottenham is a large, well-equipped village in Cambridgeshire. It has excellent transport links, including proximity to the A10 and A14, and regular bus services to Cambridge and Ely, it's ideal for commuters while maintaining a welcoming village atmosphere.

The village is home to Cottenham Primary School on Lambs Lane, and Cottenham Village College, which provides secondary education, a sixth form, and a range of after-school activities. For sports and fitness enthusiasts, there are facilities such as a gym, sports hall, tennis courts, and a sports field, all of which are popular with local residents.

Cottenham offers a wide range of amenities, including two

doctors' surgeries, a dental practice, a library, mini supermarkets, a newsagent with a post office, a pharmacy, butchers, bakers, and a community coffee shop. There are also two pubs, an Indian restaurant, a fish and chip shop, a hairdresser, barbers, and a beauty salon. This mix of services and leisure options makes Cottenham a well-rounded and convenient place to live.

AGENTS NOTES CAMBS

Tenure - Freehold

Council Tax Band - D

Property Type - Detached bungalow

Size - 0.55 acres

UTILITIES/SERVICES

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Broadband - Good

Mobile Signal/Coverage - Good

Flood Risk - Very low



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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.



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