



Hall Farm, Ely Road, Cambridge, CB25 9NN

**CHEFFINS**



## Hall Farm

Ely Road, Waterbeach,  
Cambridge,  
CB25 9NN

A generous plot in the region of two acres with the benefit of approved planning permission for the change of use and conversion of 2 No. agricultural buildings to 2 No. Dwellings. Further land is available subject to negotiation.



**£450,000**







## LOCATION

Situated approximately 5 miles north of central Cambridge, this location offers convenient access to the city's diverse amenities, as well as the business and science parks on the northern outskirts. Commuters will benefit from easy access to the A14, which connects to the M11 and A11, as well as nearby mainline railway stations at Waterbeach and Cambridge North. The village of Waterbeach boasts a variety of local amenities, including pubs, a bakery, convenience stores, a pharmacy, and scenic riverside walks, along with a Tesco supermarket and additional facilities in Milton. There are schools for all age groups in the surrounding area.

## Planning

Planning reference 24/02659/PRIOR permits the change of use and conversion of 2 no. agricultural buildings to 2 no. dwellinghouses. The application was approved on 06 Sep 2024.

The conversion of the former agricultural barn permits a 5 bedroom detached property in the region of 5,000sqft with the former poultry shed converted to a modest 2 bedroom property in the region of 500sqft.

The opportunity can be sold with additional land beyond the planning approved boundary offering flexibility to amend the permission if desired and/or variation in the plot size to be purchased.

## Material Information

Tenure - Freehold

Number & Types of Room - Please refer to floor plan for proposed accommodation

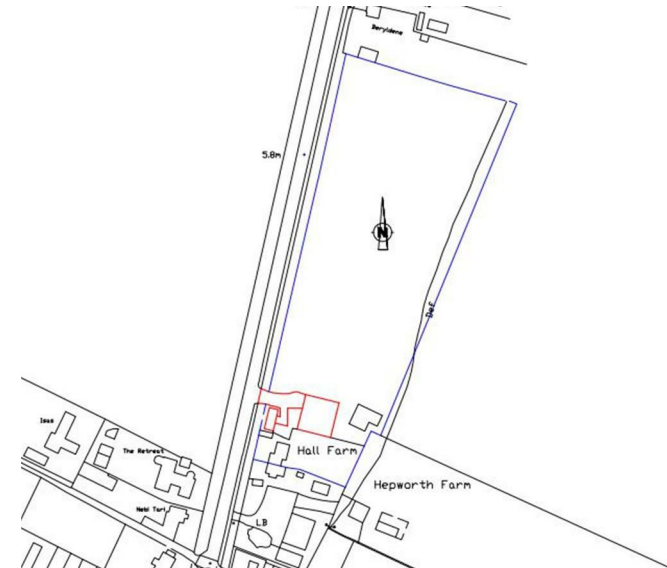
Services - There is an existing electrical connection. Interested parties must satisfy themselves as to the availability and adequacy of all services.

Wayleaves, easements, covenants - The site is sold subject to all wayleaves, easements, covenants and rights of way, whether or not disclosed.

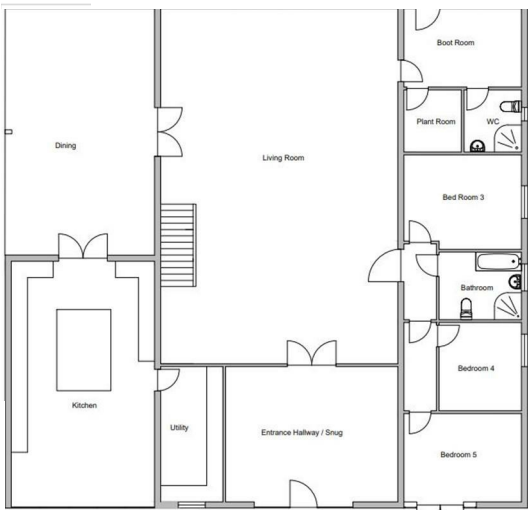
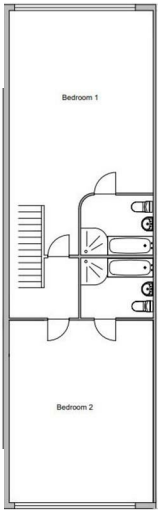
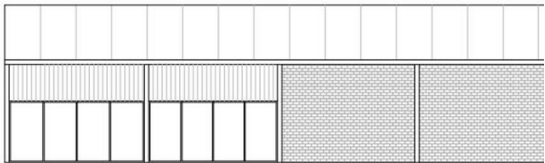
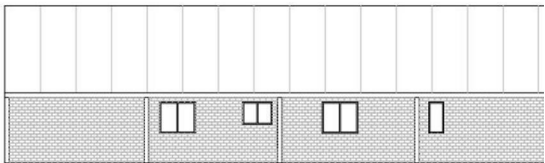
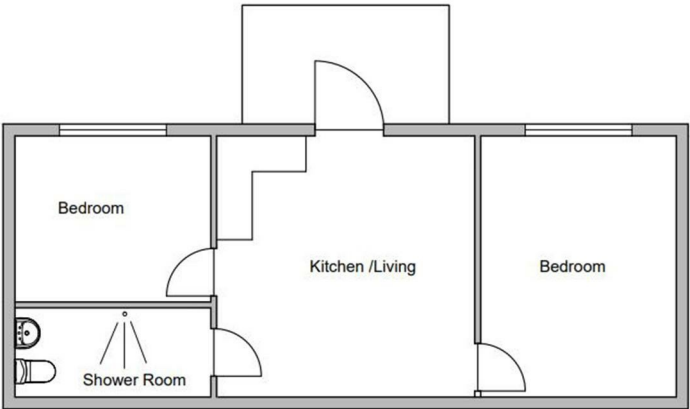
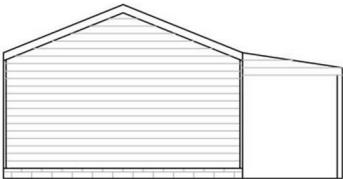
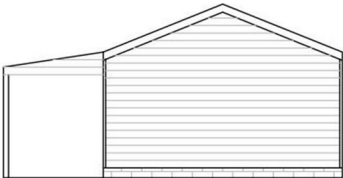
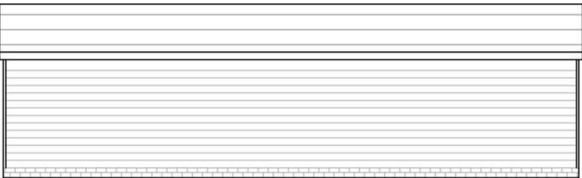
Please note the location plan illustrates the title ownership. The planning drawings illustrate the approved permission area. Neither plan can be relied upon for the extent of the land for sale. The exact extent of the land available for purchase is to be negotiated.

## Existing Site

The existing site is a former agricultural yard and poultry shed with shared access to a separate semi-detached residential property. The entranceway benefits from a recently installed electric gate and tarmac access to Ely Road (A10). With uninterrupted, rural views to the east and a large parcel of open space to the north this site benefits from the rural outlooks with ease of access to Cambridge city center less than 5 miles drive.



PROPOSED PLANS







Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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.

