



Hunts Lane, Hinxton, CB10 1QY

**CHEFFINS**



## Hunts Lane

Hinxton,  
CB10 1QY

- Approved Planning Permission
- Designed by award-winning architect
- Plot approximately 808 sqm
- Detached cart shed/store
- Sought-after village location
- Easy access to M11 and Whittlesford Parkway & Audley End stations

An opportunity to acquire a building plot of approx. 0.2 of an acre with full planning permission for erection of a detached, energy efficient, barn style dwelling with cart lodge. The plot is located within a picturesque and sought-after village, within easy access of road and rail networks and Stansted Airport.

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**Guide Price £425,000**







**PLANNING PERMISSION**

Full details can be found on the South Cambridgeshire planning website under reference 24/00457/FUL.

**LOCATION**

Hinxton has an historic 14th century church and the multi-award winning Red Lion Inn. The fine old market town of Saffron Walden is 5 miles south with shopping and recreational facilities and the University City of Cambridge is about 9 miles north. Whittlesford station is 3 miles away and Audley End mainline station is 7 miles, both with trains to London's Liverpool Street. The nearest motorway access points are at Stump Cross (Junction 9 - south only) approximately 1 mile away and Duxford Junction 10 - (north and south) is 3 miles.

**DESCRIPTION**

An opportunity to acquire a building plot of approximately 0.2 of an acre with PLANNING PERMISSION for the demolition of existing garage and erection of a detached, high performance, energy efficient dwelling with associated cart lodge/store.

The proposed new dwelling has been designed by multi-award winning PiP Architects ([www.piparchitecture.co.uk](http://www.piparchitecture.co.uk)), taking inspiration from architectural aesthetic that can be found in other buildings within Hinxton.

Proposed accommodation comprises:

Ground floor - (GIA approximately 1,609 sqft) - Galleried entrance hall with bifolds to garden, study/library/bedroom 4, snug, large open plan kitchen/dining/family room, utility, boot room, laundry room, cloakroom and principal bedroom with large en suite and bifolds to garden.

First floor - (GIA approximately 695 sqft) - Spacious vaulted landing with snug area and two double bedroom suites with dressing rooms and en suite shower rooms.

Outside - Private garden planted with fruit trees and hedgerow borders and a

detached cart lodge with bike storage and garden store.

Total GIA: 272 sqm (2,305 sqft) plus cartlodge 38.64 sqm (416 sqft)

The plot is set within the Hinxton Conservation Area, ideally located for access to road and rail networks to London and Cambridge and cycleways to Sawston and Duxford.

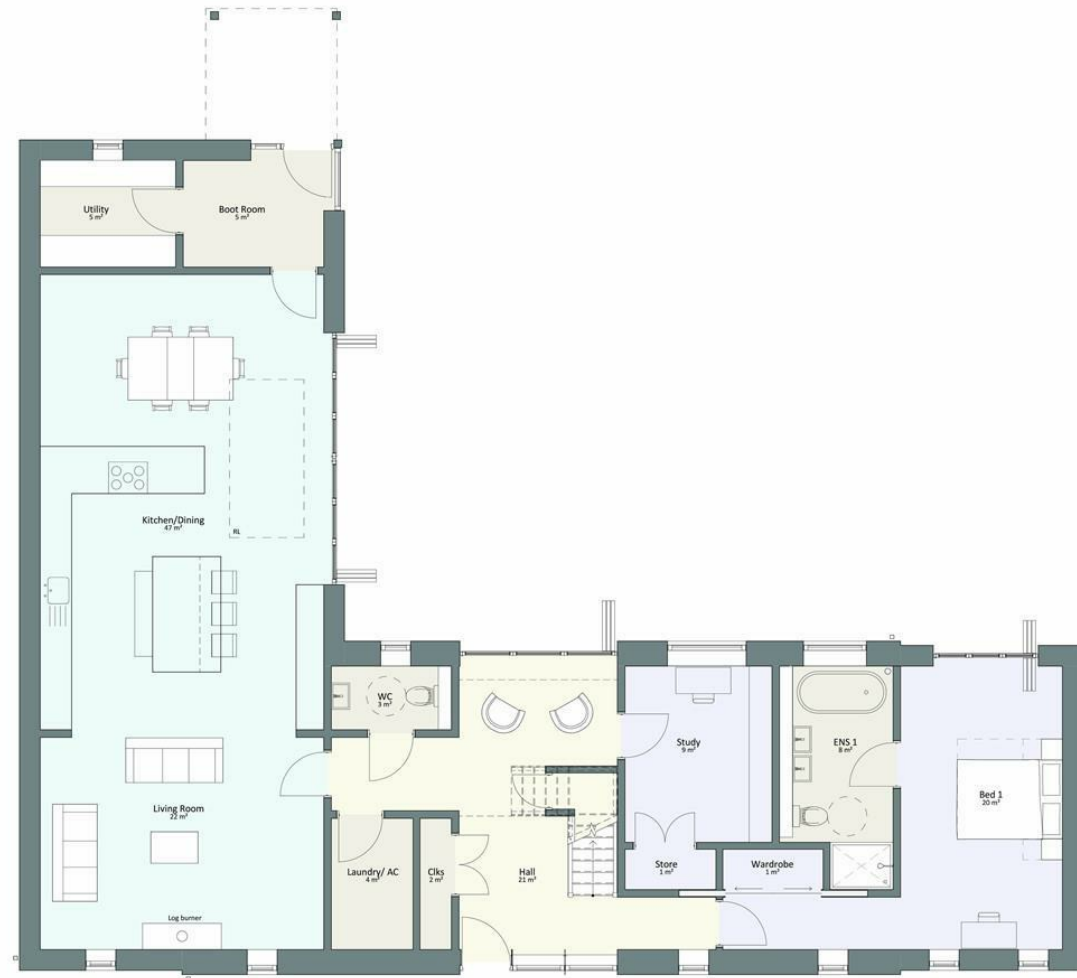
**AGENT'S NOTES**

- Tenure - Freehold
- Council Tax Band - n/a
- Property Type - Building plot with Approved Planning Permission
- Property Construction - n/a
- Number & Types of Room - Please refer to the floorplan
- Square Footage - Proposed dwelling approx. 2,305 sqft
- Parking - Cart lodge with bicycle store and driveway
- UTILITIES/SERVICES
- Electric Supply - To be connected (available nearby)
- Water Supply - To be connected (available nearby)
- Sewerage - To be connected (available nearby)
- Broadband - Fibre to the Property available in the area
- Mobile Signal/Coverage - OK

- Flood risk - Low risk
- Conservation Area - Yes

**VIEWINGS**

By appointment through the Agents.



**Ground Floor**  
1 : 50



**First Floor**  
1 : 50







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Guide Price £425,000  
Tenure - Freehold  
Council Tax Band - Exempt  
Local Authority - South Cambridgeshire

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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>.

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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.

