

# Development Opportunity, 4 Station Road, Melbourn, Cambridgeshire, SG8 6DX



A residential development site offered with consent for 2 detached dwellings, extending to around 0.36 acres and in this established location close to the centre of the village.

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Guide Price £750,000 Freehold



## LOCATION

Melbourn village is located around 10 miles south-west of the city of Cambridge and 4 miles north-east of the market town of Royston. It is well-served with a range of local facilities including a post office, chemist, convenience stores, butchers/delicatessen and a number of pubs/restaurants. The village also has a primary school and a secondary school.

The village is well connected for the commuter, the A10 leads north-east to the M11 (7 miles) and south-west to the A505 (2 miles). There is a mainline railway station in Meldreth (1 mile) and for fast trains direct to London King's Cross, Royston station (4 miles).

## PLANNING

Detailed planning consent was granted for the 'Erection of two detached dwellings by South Cambridgeshire District Council Ref 22/04904/FUL' on 5th October 2023. The planning documents and plans referred to are available from the Greater Cambridge shared planning website ([www.greatercambridgeplanning.org](http://www.greatercambridgeplanning.org)) or on request from our offices.

The site of about 0.36 acres (edged in red on the attached site plan), is situated within an attractive street scene of Grade II listed cottages and close to the village church. The consent allows for demolition of the existing commercial premises and the erection of two detached, period style homes with accommodation set over two floors. The plot is accessed directly from Station Road.

Each property once built, will offer generous accommodation set across two floors and comprising: Entrance hall, living room, dining room/home office, large open-plan kitchen/family room, utility room, wet room, first floor landing, principal bedroom suite with dressing room and en-suite shower room, three further bedrooms, second en-suite, family bathroom. Private driveways, single garage to plot 1 and double garage to plot 2, private gardens.

Plot 1 GIA of approx. 2473 sq ft plus Garage

Plot 2 GIA of approx. 2226 sq ft plus Garage

## LEGAL REQUIREMENTS/HEADS OF TERMS

1. The buyer is responsible at their own cost for the discharge of all pre commencement planning conditions.
2. The buyer is responsible at their own cost for the demolition of the existing buildings and clearance of the site.
3. The buyer will be responsible at their own cost for a Phase 2 contamination report on the site as per the planning condition.
4. We draw your attention to the need for an archaeological site survey and report to be agreed before any demolition takes place on the site and this will be at the buyers cost.

## SERVICES

The buyer should satisfy themselves as to the availability of services. It is believed that all mains services are within Station Road.

## TENURE

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

## STATUTORY AUTHORITIES

South Cambridgeshire District Council

## POST CODE

SG8 6DX

## FURTHER INFORMATION AND VIEWINGS

Should you require further information or if you would like to arrange to view the site, please contact Oliver Hughes on 01223 819333 / [ohughes@rah.co.uk](mailto:ohughes@rah.co.uk) or Kelly Vaughan on 01223 919014 / [kvaughan@rah.co.uk](mailto:kvaughan@rah.co.uk).

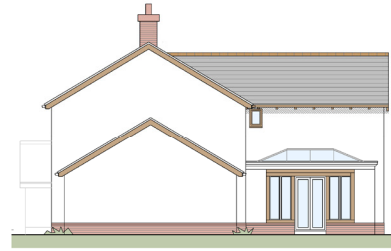
These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view, please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



Proposed Elevation - Plot 1



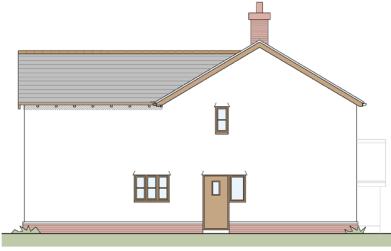
1:100 Proposed Front Elevation



1:100 Proposed Flank Elevation

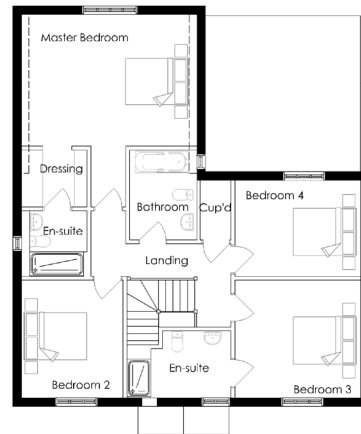
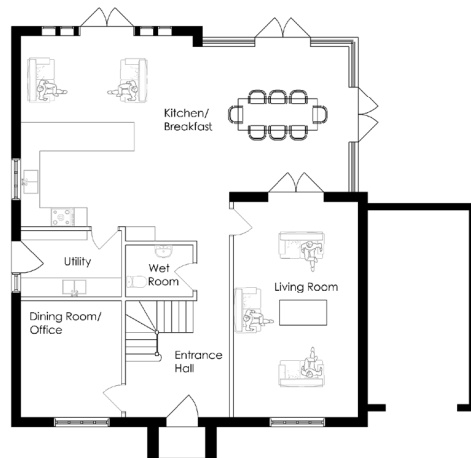


1:100 Proposed Rear Elevation  
0 1 2 3 4 5m



1:100 Proposed Flank Elevation

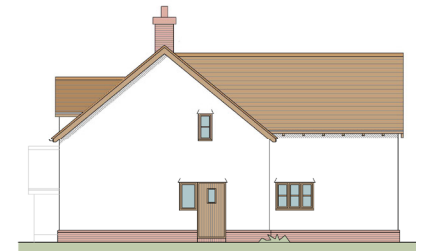
Proposed Layout - Plot 1



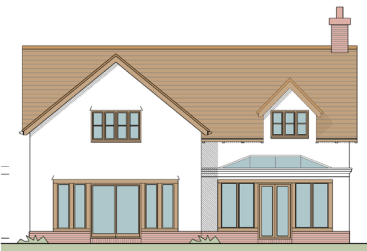
Proposed Elevation - Plot 2



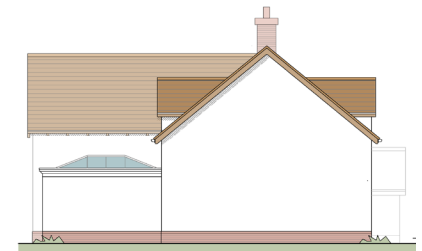
1:100 Proposed Front Elevation



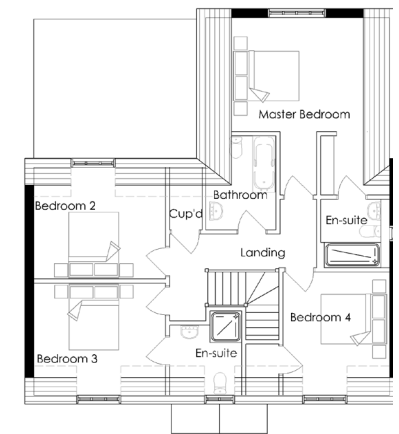
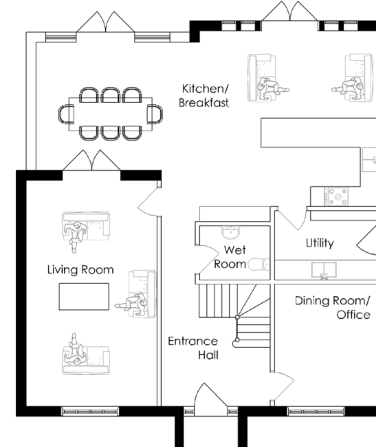
1:100 Proposed Flank Elevation



1:100 Proposed Rear Elevation  
0 1 2 3 4 5m



1:100 Proposed Flank Elevation





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