



Site boundary for indicative purposes only

## LAND AT 3 THE TANYARD, BASSINGBOURN ROYSTON, CAMBRIDGESHIRE, SG8 5NH

Self-Build Development Opportunity for a Detached Two Bedroom Bungalow with driveway parking, in the highly regarded village of Bassingbourn.

**Guide Price: £160,000**

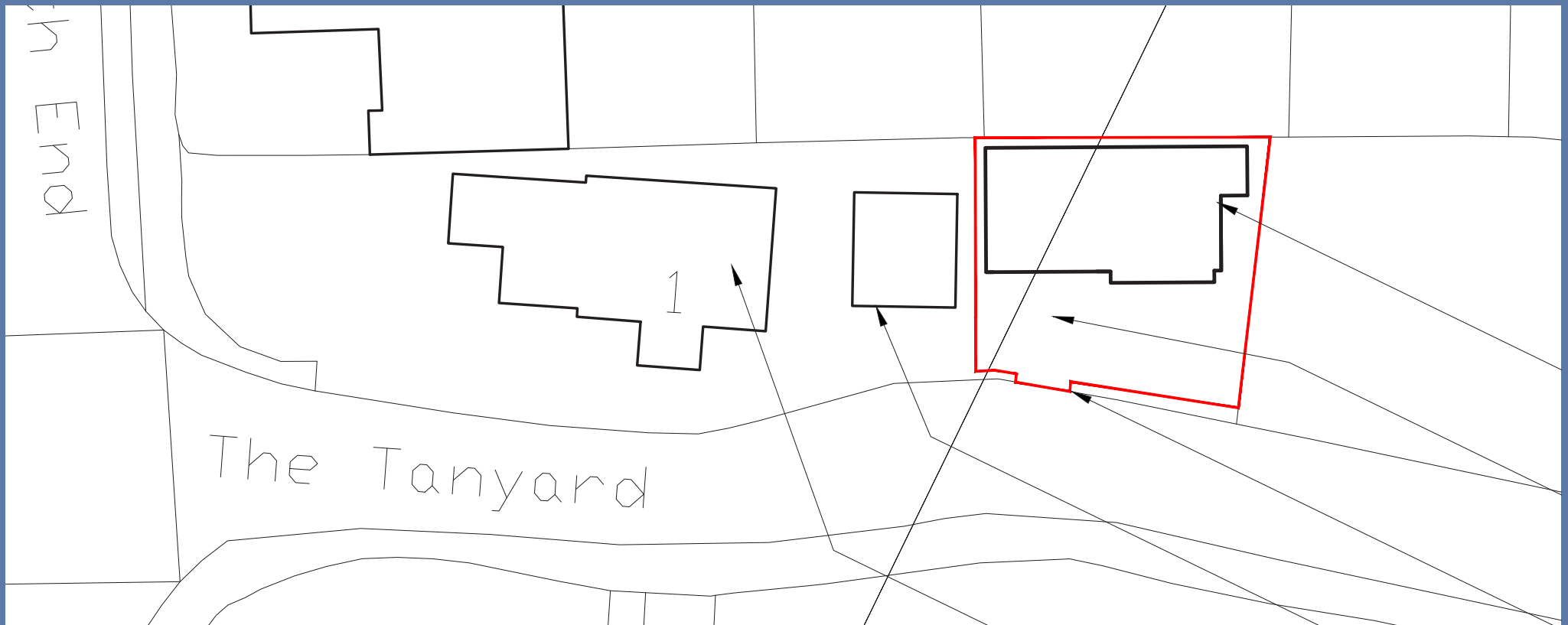
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## EXECUTIVE SUMMARY

On behalf of the landowner, Prime Plots are delighted to offer the below land opportunity, which comes with the benefit of Full Planning Permission:

- A broadly square-shaped parcel of land, which would have vehicular access from The Tanyard.
- The site has Full Planning Permission for the construction of a detached two bedroom bungalow with study, driveway and private front garden.
- The proposed new house would have a gross internal area of approximately 775 sqft (72 sq m) (as advised).
- Located just 3 miles from Royston and 14 miles from Cambridge. From Royston Train Station (approx. 14 mins to Cambridge and approx. 42 mins to London St Pancras Station).
- For sale Freehold.

## PROPOSED SITE PLAN



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BASSINGBOURN  
ROYSTON

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## LOCATION

Bassingbourn is a delightful village located in Cambridgeshire, just 3 miles north of Royston and approximately 14 miles southwest of Cambridge. This charming village offers a perfect blend of rural serenity and easy access to nearby towns and cities. Bassingbourn is conveniently situated along the A1198, providing straightforward road links to Cambridge and London via the A10 and M11. For those who prefer public transportation, Royston railway station is only a short drive away and offers frequent train services to London King's Cross (approx. 42 mins) and Cambridge (approx. 14 mins), making it an ideal location for commuters and those looking to explore the region.

### Local Shopping

Bassingbourn has a range of local amenities to cater to everyday needs, making village life convenient and enjoyable. The village features a local convenience store and post office, a pharmacy, library, barbers, hairdressers, dentist, two pubs and a few specialty shops. Bassingbourn Village College provides a community sports hall with several active sports groups. Village cricket and other field events can be enjoyed at the Rec. For a wider range of shopping options, the market town of Royston offers several supermarkets, independent shops, and weekly markets. Cambridge, with its bustling city centre and numerous shopping districts, is just a short drive away for those seeking a more extensive retail experience.

### Schools

Families in Bassingbourn have access to excellent educational facilities, ensuring that children receive quality education close to home. Bassingbourn Primary School, located in the village, is highly regarded for its friendly atmosphere and strong academic performance. For secondary education, Bassingbourn Village College provides a comprehensive curriculum and a wide range of extracurricular activities, fostering a well-rounded educational experience. Additionally, several esteemed independent schools, including The Perse School and St. Faith's School in Cambridge, offer further educational opportunities within a short distance.

### Areas of Interest

Bassingbourn is rich in history and natural beauty, offering a variety of attractions and activities for all ages. The village is home to the historic St. Peter and St. Paul Church, a beautiful Grade I listed building with origins dating back to the 12th century. The surrounding area is ideal for those who enjoy the great outdoors, with numerous walking and cycling routes that traverse the picturesque countryside.

One of the key attractions near Bassingbourn is the Imperial War Museum Duxford, located just a 20-minute drive away. As Europe's largest air museum, it offers fascinating exhibits and air shows that appeal to visitors of all ages. For those interested in history, the nearby Wimpole Estate, a National Trust property, provides a glimpse into life on a working estate, complete with a grand mansion, beautiful gardens, and farm animals.

## DESCRIPTION

This is a freehold sale of land, located on The Tanyard, a cul-de-sac in the Conservation Area within the village of Bassingbourn. The land has the benefit of full planning permission for a new two bedroom detached bungalow. The proposed new property (as planned) would have an entrance hall which opens to an open-plan lounge and kitchen. Further accommodation would comprise a master bedroom with en-suite shower room, second bedroom, family bathroom and a study/walk-in dressing room. The property would also feature a southerly facing private front garden and private driveway providing off-street parking.

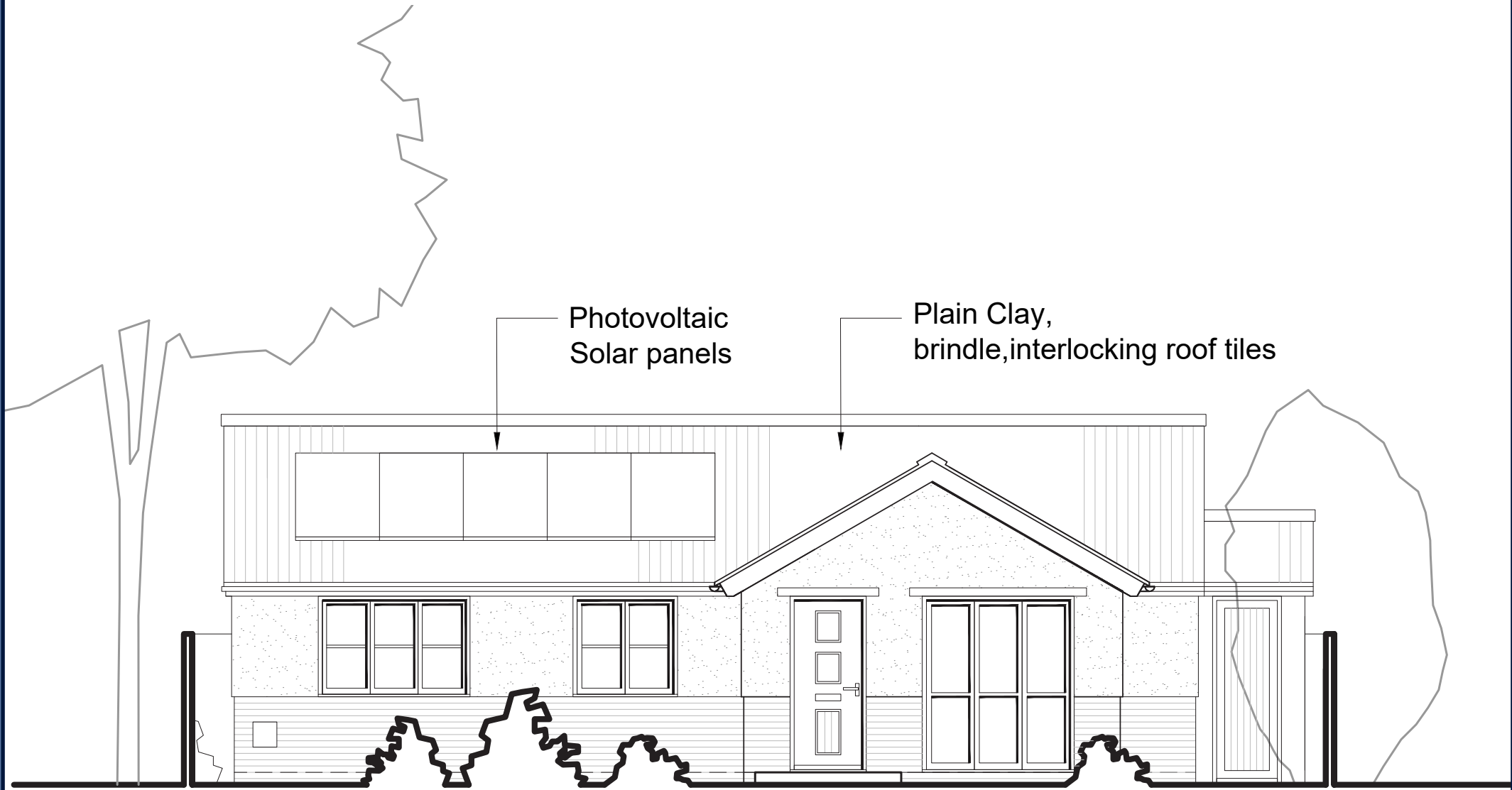
We have been advised that the proposed single-storey detached bungalow will have a gross internal area of approximately 72 sq m (775 sq ft).

## PLANNING

An Information Pack is available from the agent. The approved planning reference number is: **23/03319/FUL** the Decision Notice is dated 21st August 2024.

# PROPOSED FRONT ELEVATION

For illustrative purposes, not to scale



Front Elevation - South facing

# PROPOSED FLOORPLAN

—For illustrative purposes, not to scale



Attached Garage  
to 1 Tanyard

Electric  
Vehicle  
charging  
point

Bed  
12.3 sqm

Bed  
7.6 sqm

Study

Bath

Kitchen

Cycles

Lounge

Hall

Bin storage area

Private  
Garden  
53.2m

Public open

Drive

Drive

Kerb

2.00

2.00

2.00

2.00

## GUIDE PRICE

Guide Price £160,000

## VAT

The property is not elected for VAT (as advised).

## LOCAL AUTHORITY

The site falls under the planning jurisdiction of South Cambridgeshire District Council.

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

South Cambridgeshire District Council has not adopted CIL.

## VIEWINGS

If you require specific on-site access, please organise by appointment.

## CONTACT

Please ensure all enquiries are made through to the principle contact:

**Kane Lennon** MNAEA

M: +44 (0)7914 999002

E: [klennon@primeplots.co.uk](mailto:klennon@primeplots.co.uk)

## FURTHER INFORMATION

Further information relating to the site is available via the project dataroom:

[www.primplots.co.uk/bassingbourn](http://www.primplots.co.uk/bassingbourn)

## SITE ADDRESS

Land at 3 The Tanyard  
Bassingbourn  
Royston  
Cambridgeshire  
SG8 5NH



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