



Land at 88 High Street, Great Abington
CB21 6AE



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Land at 88 High Street

Great Abington | Cambridge | CB21 6AE

Guide Price £190,000

- Prime conservation plot
- Superb road & rail links
- Planning Ref: 25/04658/FUL
- Two bedroom detached bungalow

Summary

A rare chance to build a sleek, contemporary, single-story home on a secluded plot in a highly desirable South Cambridgeshire village.

Location

Surrounded by outstanding local amenities, Great Abington offers village living at its finest—with a post office, primary school, pub, and playing fields right on your doorstep. Ideally positioned seven miles from Cambridge, the village enjoys direct city bus routes, seamless road access via the A11/M11 corridor, and easy rail connections from nearby Whittlesford and Audley End

Description

A rare and exceptional opportunity to acquire a secluded building plot with full planning permission for the demolition of the existing outbuilding and the erection of an impressive, bespoke single-storey dwelling. Tucked away discreetly just off the High Street, the plot enjoys a highly desirable and tranquil position within the heart of the sought-after Great and Little Abington conservation area.

The carefully designed proposed accommodation extends to approximately 73 sqm (785 sq ft) and features a well-balanced layout centered around an inviting entrance hall. To one side, an expansive open-plan kitchen, dining, and reception room creates a light-filled setting for daily living and entertaining, complete with an adjoining contemporary shower room. The opposing wing houses two well-proportioned double bedrooms served by a stylish main bathroom suite. Outside, the property is designed to benefit from its own private enclosed garden along with dedicated off-street parking.

Services

- **Electricity & Water** - Mains connection required
- **Sewerage** - Private drainage system to be connected (shared connection with No. 88)
- **Heating** - System to be installed (N/A currently)
- **Broadband** - Connection required (FTTP / Fibre to the Property available locally)

Site Information

- **Conservation Area** - Yes (Great and Little Abington)
- **Tree Preservation Orders (TPO)** - Walnut tree located at the rear/bottom boundary of the plot

Agents Note – There is a separate figure of £25,000 plus a contribution towards legal fees in drafting documents, would be payable by the purchaser to the landowner upon completion of the sale. This would form a separate transaction to the purchase of the building plot but allow access of a private lane.



