



St. Philips Road, Cambridge, CB1 3AQ

**CHEFFINS**

# St. Philips Road

Cambridge,  
CB1 3AQ

An opportunity to purchase a building plot in the heart of the vibrant Romsey area of the city, benefitting from detailed planning consent to erect a stylish 1.5 storey two or three bedroom self-build dwelling



**Guide Price £300,000**



## The Site

The northern boundary of the site runs along St Philips Road. Access to the site is over a pedestrian footpath. On the eastern boundary, a footpath provides the access to the rear garden of 76 St Philips Road. On the western boundary is the garden of 50 Hemingford Road, and the southern boundary backs onto the garden of 48 Hemingford Road.

The properties on the northern side of this area are predominantly two-storey terraced houses, facing St Philips Rd. Some of the properties are set back from the pedestrian footpath. The southern side has two street facing properties adjacent to the site.

## Planning Consent

Detailed planning consent for 1 No. 1.5 storey self-build dwellinghouse under Greater Cambridge Shared Planning reference: 24/01861/FUL approved on 12th February 2025.

Gross internal Area of the dwelling is approximately 1,300 sq.ft

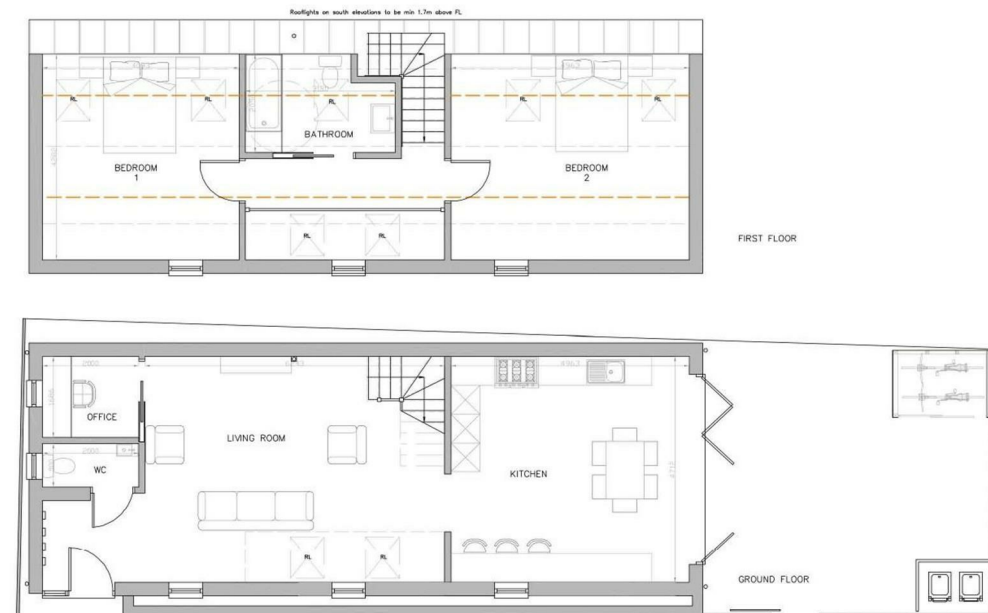
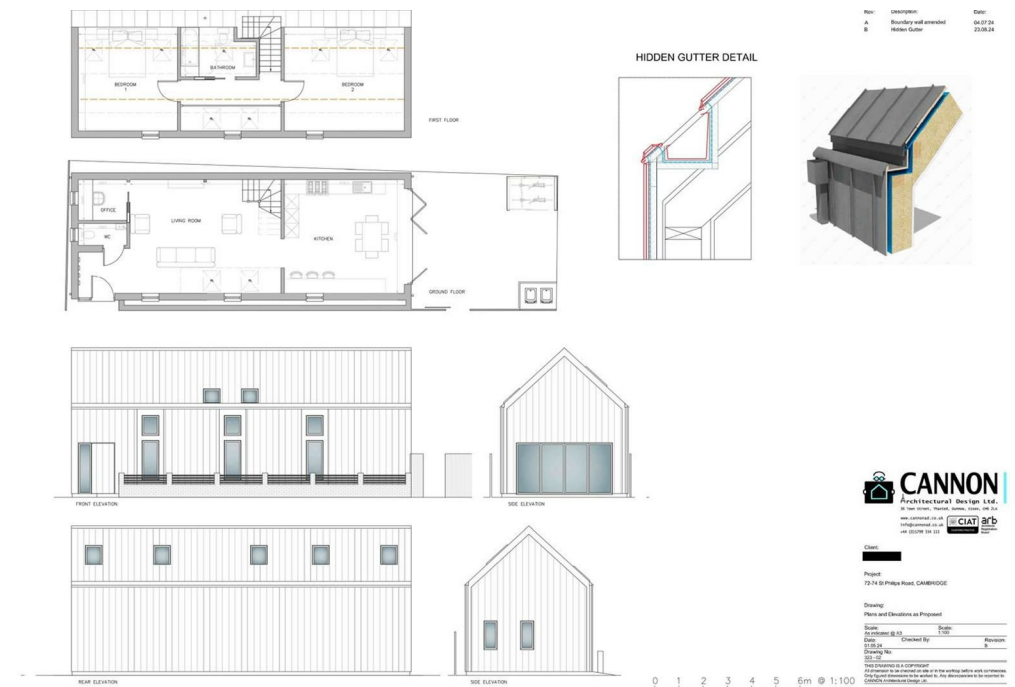
The plot previously benefitted from outline planning permission for 1 No. one and a half storey dwellinghouse with no matters reserved.22/00265/OUT decided on 14th March 2023

## New Homes

Please contact Cheffins New Homes team for more information on the local market and resale values in the area

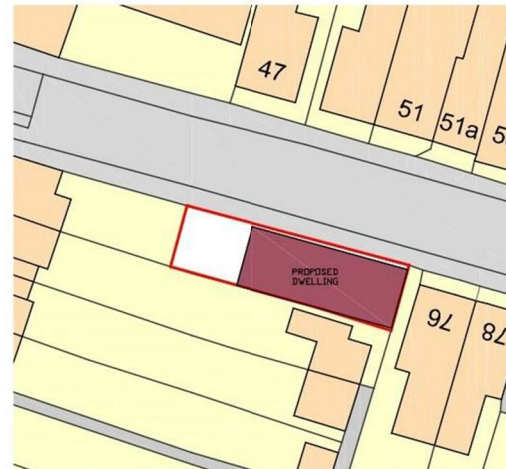
## Location

The plot is located in the highly sought-after Romsey area of the city, just a stone's throw from the vibrant Mill Road with its range of independent shops and restaurants and a short walk or cycle from Cambridge station.





0 25 50 75 100m @ 1:1250  
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0 10 20 30 40 50m @ 1:500

Guide Price £300,000

Tenure – Freehold

Council Tax Band – New Build

Local Authority – Cambridge City Council

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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.



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