



**OFFICE INVESTMENTS AND BUILDING PLOT:
FOR SALE EITHER SEPARATELY OR AS A WHOLE**

**46-48, Whittlesford Road, Little Shelford,
Cambridge CB22 5EW**

4no. commercial units with planning consent for COU of part to residential
Current income: £ 43,000
ERV: £ 60,000
Reflects a net yield at the ERV of 6.63% (assuming purchasers costs at 6.5%)

Guide Price £895,000



Office Investments & Building plot for sale. An exceptional development opportunity comprising 3no. commercial buildings. Existing consent to demolish one building and erect a replacement residential dwelling and further scope to redevelop the remaining commercial buildings (subject to planning) in this highly sought-after and most desirable south-Cambridgeshire village with excellent road and rail links to Cambridge and London.

LOCATION

Little Shelford is a highly desirable South Cambridgeshire village, offering a wonderful blend of rural charm and modern convenience. Surrounded by picturesque countryside, the village benefits from a strong sense of community, a well-regarded primary school, local pubs, and scenic walking routes along the River Cam. Excellent transport links, including nearby Shelford railway station with direct services to Cambridge and London, make it an ideal location for commuters, while the city of Cambridge is just a short drive or cycle away, providing an extensive range of shopping, dining, cultural and educational amenities.

3 3 1



The Site

The site in all is comprised of x2 office buildings (no.46) and a further office building (no.48) plot with change of use from office (Use Class E) to residential use (Use Class C3), following demolition of existing office unit and the construction of 1no. dwelling.

Currently, the site comprises of 3 commercial units:

46 is occupied by Diverse Technology Ltd on a 6-year IRI lease from the 1st October 2022. The passing rent is £20,000 pa. The unit has a NIA of 830 sq ft.

46a is occupied by Annesley Gandon Solutions Ltd on a 6-year IRI lease from the 1st February 2025. The passing rent is £23,000 pa. There is a tenant break and rent review in year 3. The unit has a NIA of 1,080 sq ft.

48 currently vacant with planning consent for change of use to a residential dwelling. The estimated rental value if the commercial use was to be retained is £17,000 pax. The unit has a NIA of 1,280 sq ft.

Planning

Greater Cambridge Shared Planning reference- 26/00631/FUL was granted on 22nd April 2026 for Change of use from office (Use Class E) to residential use (Use Class C3), following demolition of existing office unit and the construction of 1no. dwelling.

All details including design and access statement and planning conditions can be found on the Greater Cambridge Shared Planning portal.

For information on new homes pricing in the area please contact Cheffins.

Material Information

Tenure - Freehold

Council Tax Band - N/A

Property Type - Commercial

Within Development Framework- Yes

Flood Risk - Very Low

Rights of Way, Easements, Covenants - The land is sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed.

Listed - No

Conservation Area - No



Data room- Access to the data room providing further background information is available on request.

VAT- both existing businesses are subject to VAT and held in separate companies. The Vendors intend to dissolve both companies upon completion of a sale.

Legal Costs- Each party to bear their own legal and professional fees.

EPC - The property has the following EPC Ratings:

46 - E(103) 24 April 2035

46a - D(99) 23 October 2028

48 - D(98) 24 April 2035

Viewings

Strictly through the sole agent, Cheffins:

Freddie Wootton

Tel: 07876 565478

Email freddie.wootton@cheffins.co.uk

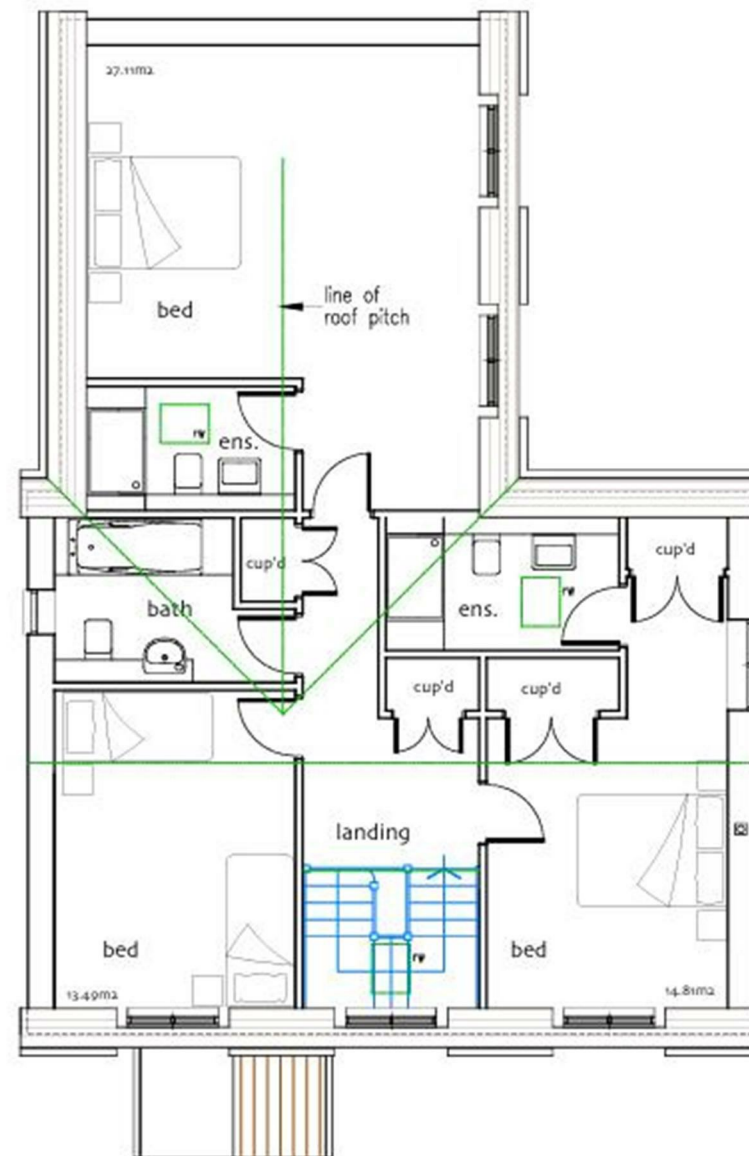
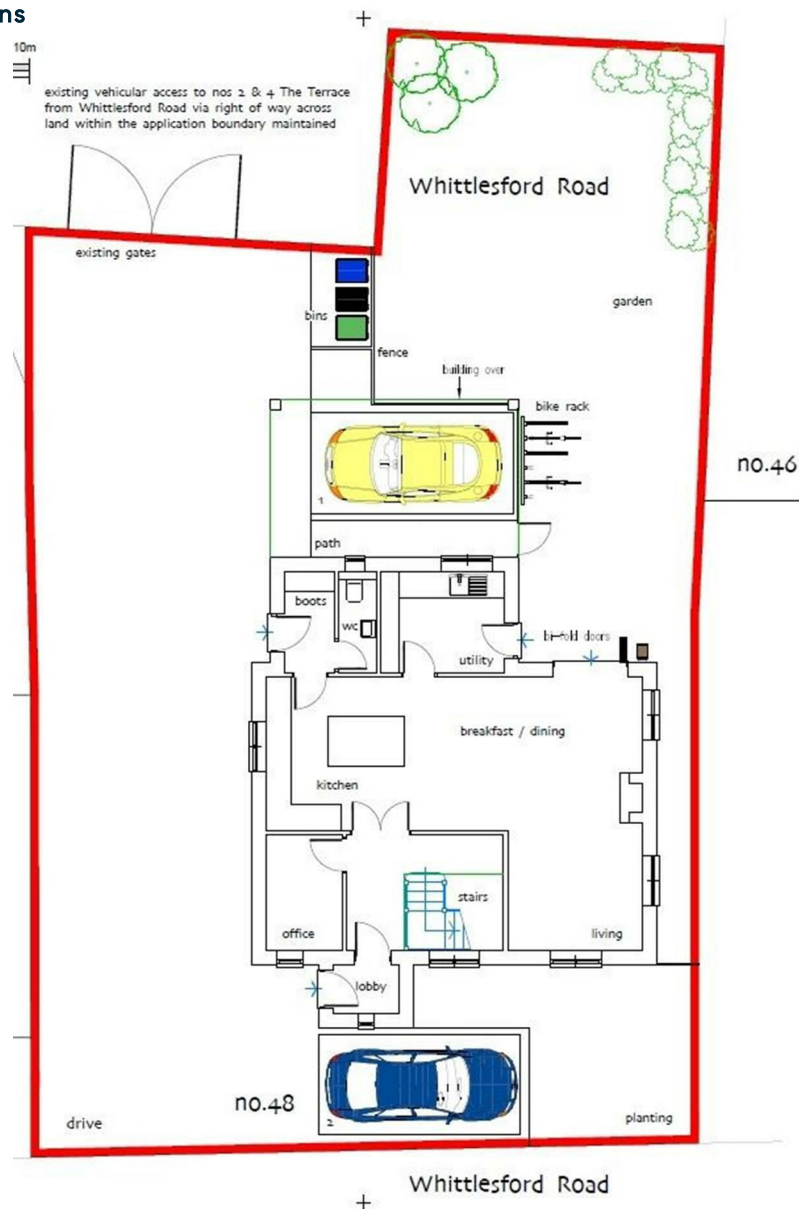
Christina Green

Tel: 01223 271999

Email: christina.green@cheffins.co.uk

For further information please contact the agent.

Proposed Floor Plans



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>.

1-2 Clifton House Clifton Road, Cambridge, CB1 7EA | 01223 271999 | cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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