



**Self Build Plots at Leaden Hill, Orwell, SG8 5QH**



# Leaden Hill

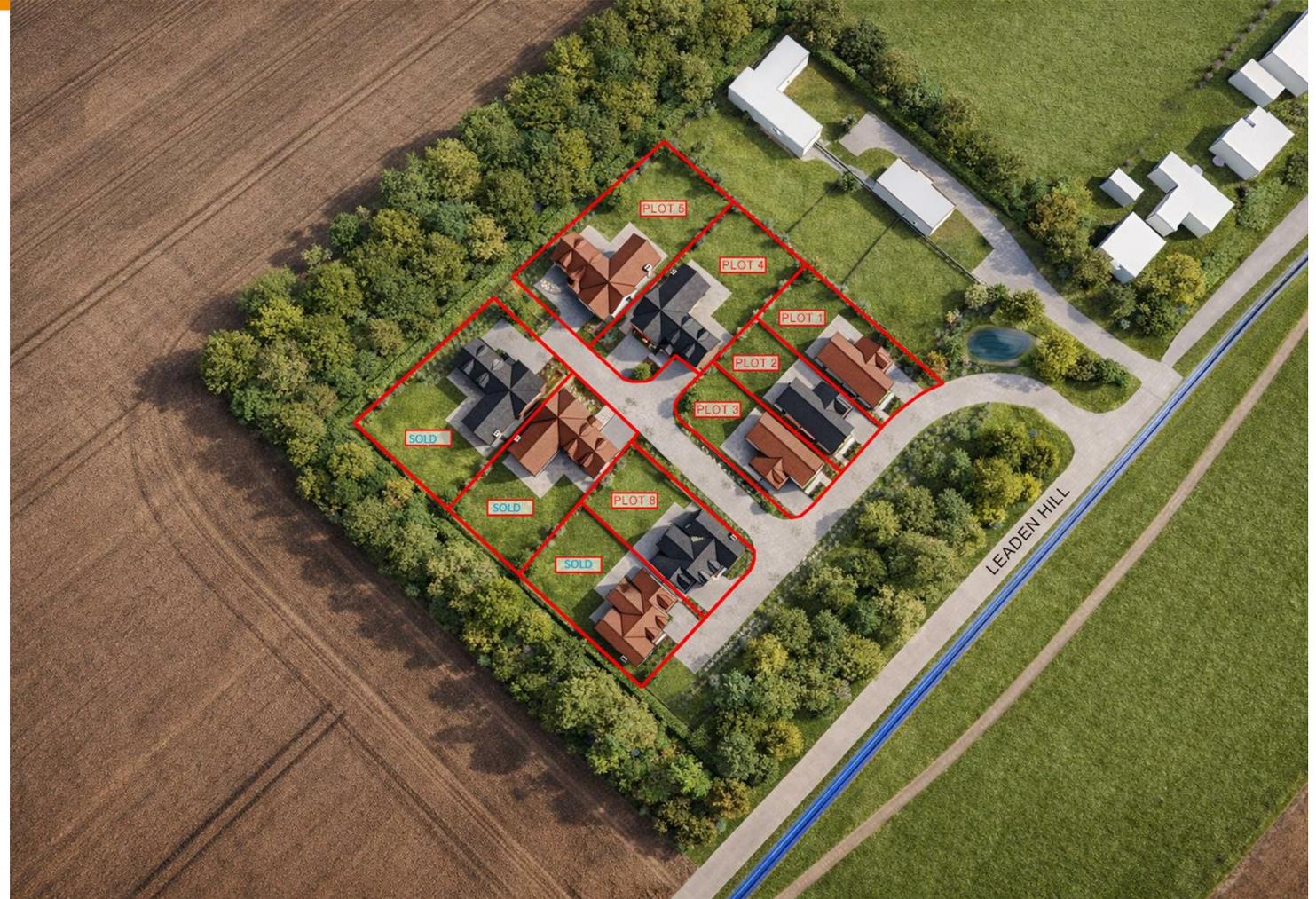
ORWELL  
SG8 5QH

A single building plot with outline planning consent for a self-build property. Build your dream home in this highly desirable village in a most picturesque position on the edge of the south-Cambridgeshire countryside

- Significant stamp duty savings
- Opportunity to create your dream home
- Freedom to choose your own architect and builder
- Development of 9 homes
- Highly sought-after village location



**Guide Price £375,000**



### **Planning Consent**

On 24th December 2024 outline planning consent was granted for the construction of 9 No. Self-build/ Custom-build homes with access and associated infrastructure with some matters reserved except for access under Greater Cambridge Shared Planning ref: 23/02966/OUT

### **The Plots**

These self build plots at Leaden Hill present the opportunity to manage the construction of your dream home. The property can be tailored to your personal preferences through working with your own choice of architect and build partner. The plots are positioned within an exclusive development of just 9 homes on the edge of the beautiful Cambridgeshire countryside.

The plots benefit from outline consent for the construction of a detached dwelling within the agreed build zone. Each home will have 3-5 bedrooms and range from 2,000 s.qft-2,500 sq.ft in size. Purchasing a self-build plot enables the ultimate flexibility for your own bespoke layout, finishes and style. Each plot comes with a "passport" which will include your plot boundary and external dimensions. The plot will be serviced with water, electric, BT, foul/ storm drainage and the access road.

Please ask Cheffins if you have any queries regarding recommended architects, build partners and funding options.

### **Stamp Duty Saving**

Stamp duty is applicable on the price of the plot only, offering significant savings compared to buying a complete new build house.

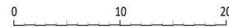
### **Orwell**

Often regarded as one of South Cambridgeshire's most picturesque and well-connected villages, Orwell offers a harmonious blend of rural charm and modern convenience, making it an ideal setting for those seeking a tranquil lifestyle without sacrificing accessibility.

The village boasts a variety of amenities that cater to daily needs and foster a strong sense of community. The local convenience store, which also houses a post office, ensures residents have easy access to essential services. For dining and socializing, The Chequers pub offers a warm atmosphere and traditional fare. Personal care needs are met by the on-site hairdresser and nail bar.

Community life thrives around the Orwell Village Hall and Pavilion, which host a diverse array of groups and activities. These include the Orwell Film Club, Hillsiders Line Dancers, Women of Orwell social group, table tennis sessions, and carpet bowls. The village also features a recreation ground equipped with tennis courts and a cricket pitch, providing ample opportunities for outdoor leisure.

Nature enthusiasts will appreciate the proximity to the Orwell Clunch Pit, a designated Site of Special Scientific Interest, offering scenic walks and panoramic views. Additionally, the nearby National Trust Wimpole Estate provides further opportunities for exploration and recreation.



general notes  
 1) This drawing and all information it contains is prepared on the basis of the information provided and shall not be relied upon without the express approval of the author.  
 2) The drawing is to be read in conjunction with all other relevant drawings and specifications.  
 3) All dimensions to be checked on site prior to commencement of work and any discrepancies to be checked immediately.  
 4) Do not scale from this drawing.  
 Unless otherwise stated, all dimensions are in mm.

Rev: P1 Date: Jan '20 Revised: DSR  
 Client:  
 Project: Land at Leadon Hill, Orwell, Royston SG8 5QH  
 Drawing title: PLOTS 1, 2 and 3 Proposed Plans & Elevations  
 Drawing No: PL2101 Project: DSR  
 Scale: 1:500 Date: A1  
 Status: FEASIBILITY  
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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>.

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