Brooklands Farm, Caxton Road, Bourn,

Cambridge, CB23 2SU

Guide price £1,250,000

Brooklands Farm, Caxton Road, Cambridge, CB23 2SU

- Planning consent for five dwellings
- Wonderful, semi-rural setting
- 1.4 acre site (STS).

South Elevation

West Elevation

An exciting residential redevelopment opportunity for five individual dwellings, following the conversion of the existing buildings, situated in a fabulous edge-of-village setting.

The site is approximately 1.4 acres and has private access from Caxton Road via a long, sweeping driveway. Formally a commercial site with redundant buildings for conversion, and the creation of an interesting, unique residential scheme of houses with private gardens, communal spaces, and parking.

Planning:
Detailed planning was granted in June 2026 under reference 26/00698/FUL for Change of use to residential, conversion and alteration of existing buildings (including partial demolition) to form 5 dwellings, provision of garden, parking and bin storage areas.

The buyer must satisfy themselves regarding the planning consent and all conditions. It is the buyer's responsibility to discharge all planning conditions.

The approved scheme comprises:

Plot 1
Ground Floor: GIA = 111.07 m2 [1195.55 ft2]
First Floor: GIA = 76.83 m2 [827 ft2]
Second Floor: GIA = 36.12 m2 [388.80ft2]
Total: GIA = 224.02 m2 [2411.35 ft2]

Plot 2
Ground Floor: GIA = 91.60 m2 [985.98 ft2]
First Floor: GIA = 75.65 m2 [814.28 ft2]
Second Floor: GIA = 35.07 m2 [377.57 ft2]
Total: GIA = 202.32 m2 [2177.83 ft2]

Plot 3
Ground Floor: GIA = 77.68 m2 [836.14 ft2]
First Floor: GIA = 35.61 m2 [383.30 ft2]
Total: GIA = 113.29 m2 [1219.44 ft2]

Plot 4
Ground Floor: GIA = 70.64 m2 [760.36 ft2]
First Floor: GIA = 71.87 m2 [773.60 ft2]
Total: GIA = 142.52 m2 [1533.96 ft2]

Plot 5
Ground Floor: GIA = 113.64 m2 [1223.21 ft2]
First Floor: GIA = 112.67 m2 [1212.77 ft2]
Total: GIA = 226.31 m2 [2435.98 ft2]

Community Infrastructure Levy & S.106:
There are no Community Infrastructure Levy (CIL) payment, or S.106 contributions due under the current planning permission.

The scheme is exempt from Biodiversity Net Gain (BNG), subject to de minimis.

The buyer must covenant to construct the consented scheme; non-material or minor amendments will be considered and not unreasonably refused by the seller.

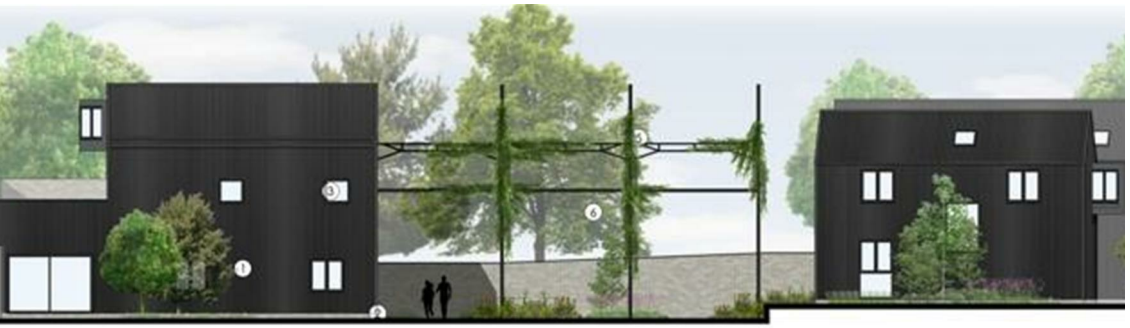
Services:
There is mains electricity, water, and drainage to the site, but it is the buyer's responsibility to make their own enquiries regarding the suitability of existing services and also the costs associated with the installation, upgrading, and connecting of all services.

Rights of Way:
The driveway (edged red on the aerial photo plan) is being included in the sale. We are advised that the seller, two adjoining landowners, and two properties nearby for emergency use only, all have the right of way over the driveway edged in red. Further details are available.

Viewing:
Strictly by appointment

What3words:
///instincts.cool.gobbles

West Elevation of Plots 1,2, 3 and Communal Garden



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Ground Floor Plan

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All discrepancies are to be brought to the attention of the below office.
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REVISION	DATE	DRAWN	DESCRIPTION
K	26.11.2025	EG	Layout revised.
J	13.11.2025	EG	Layout revised.
I	22.03.2025	EG	Plot 1 layout and windows updated.
H	28.04.2025	EG	Plot 7 windows updated.
G	28.04.2024	EG	Additional windows added.
F	24.04.2024	EG	Additional windows added.
E	24.02.2025	EG	Ground floor updated to suit revised layout.
D	04.12.2024	EG	Bin Collection Point revised and lengths added.
C	04.12.2024	EG	Bin Collection Point revised.
B	25.07.2024	EG	Garden areas added.
A	01.07.2024	EG	Layout updated.

ISSUE STATUS **PLANNING**

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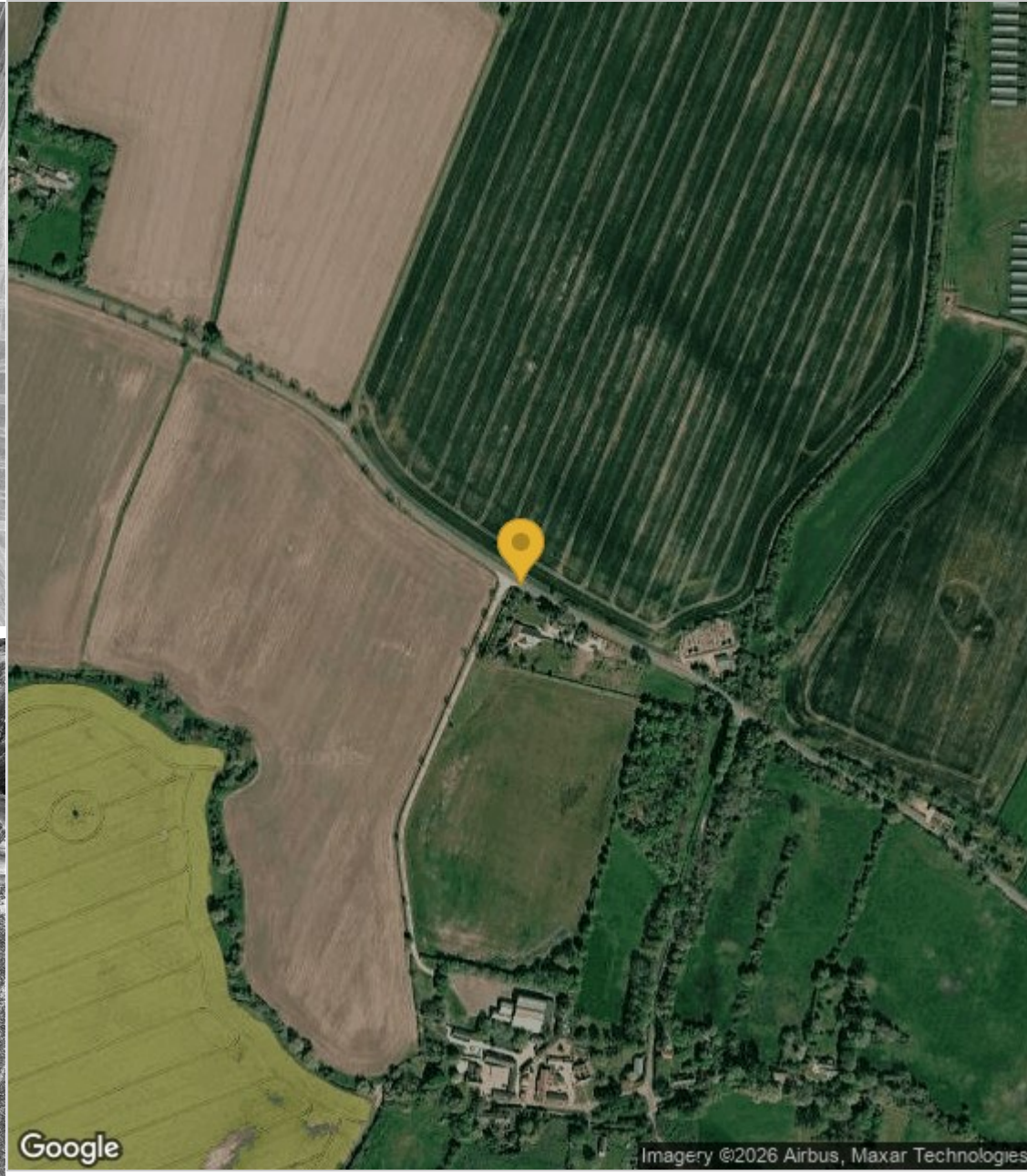
PROJECT: Conversion of existing commercial units to residential development at Brooklands Farm, Caxton End, Bourn

DRAWING: Ground Floor Plan

DRAWN	PROJECT DESIGNER	PROJECT DIRECTOR
EG	EG	KB
DATE	**SCALE**	**PAPER SIZE**
13.06.2024	1:100	A1

DRAWING NUMBER: 624.PD.01

STUDIO 11 ARCHITECTURE



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