



GRAY
TOYNBEE

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).

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]



South Elevation



West Elevation

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:

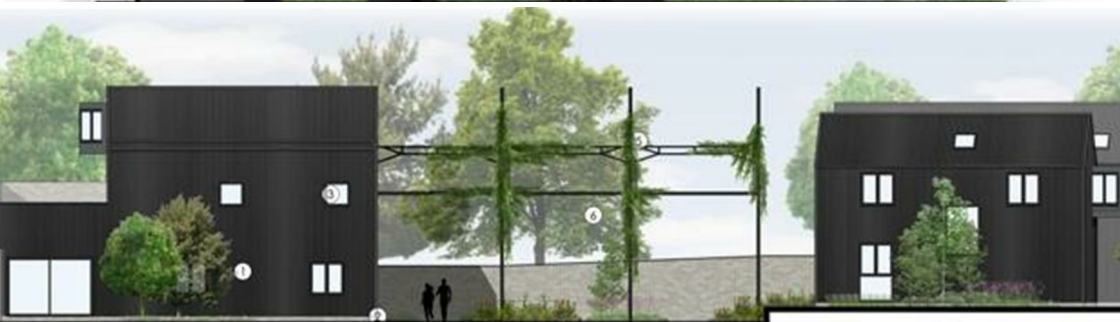
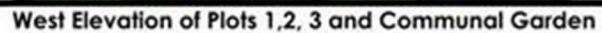
The driveway (edged red on the aerial photo plan) is being included in the sale. We are advised that the seller, two adjoining landowners, and two properties nearby for emergency use only, all have the right of way over the driveway edged in red. Further details are available.

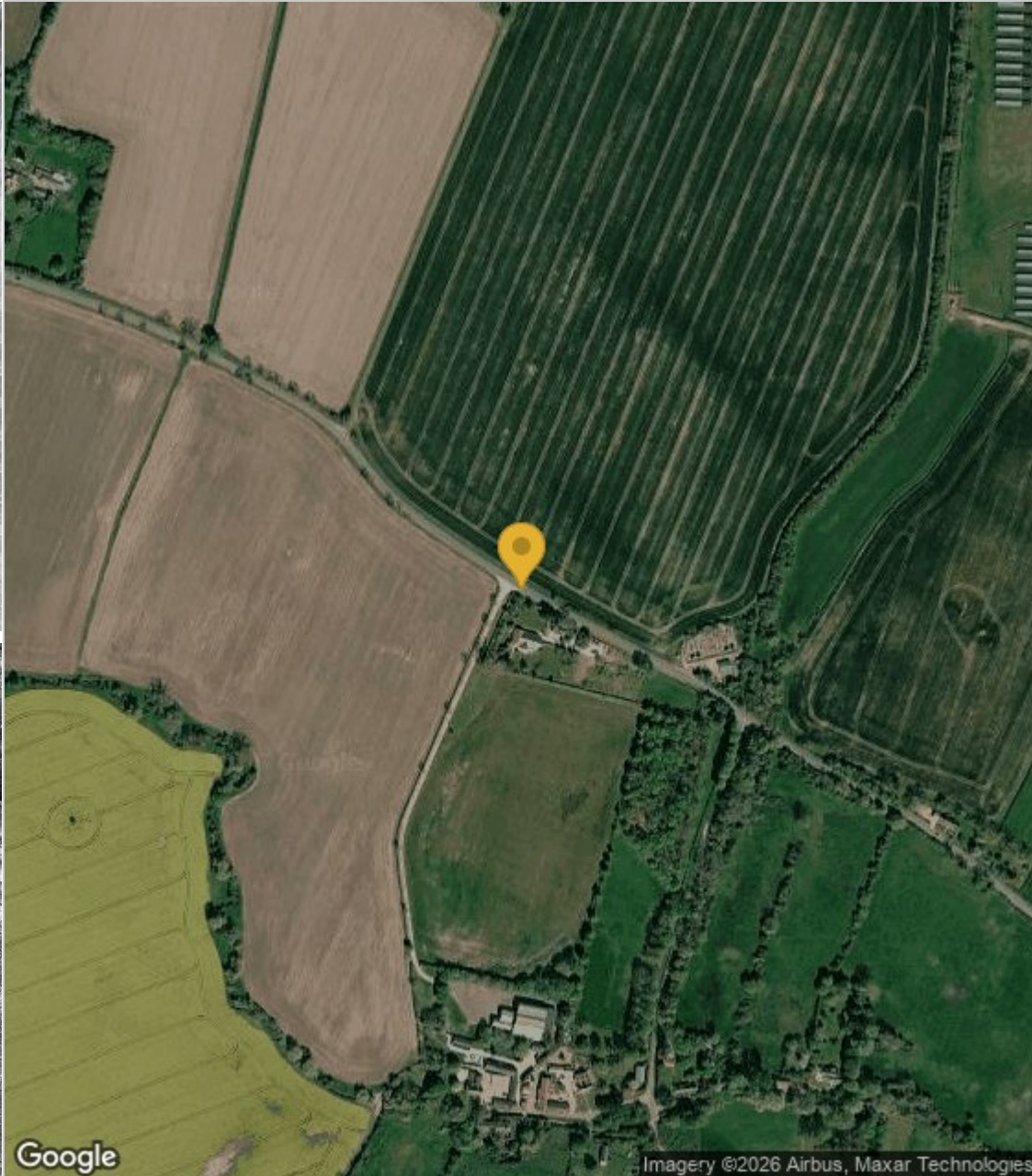
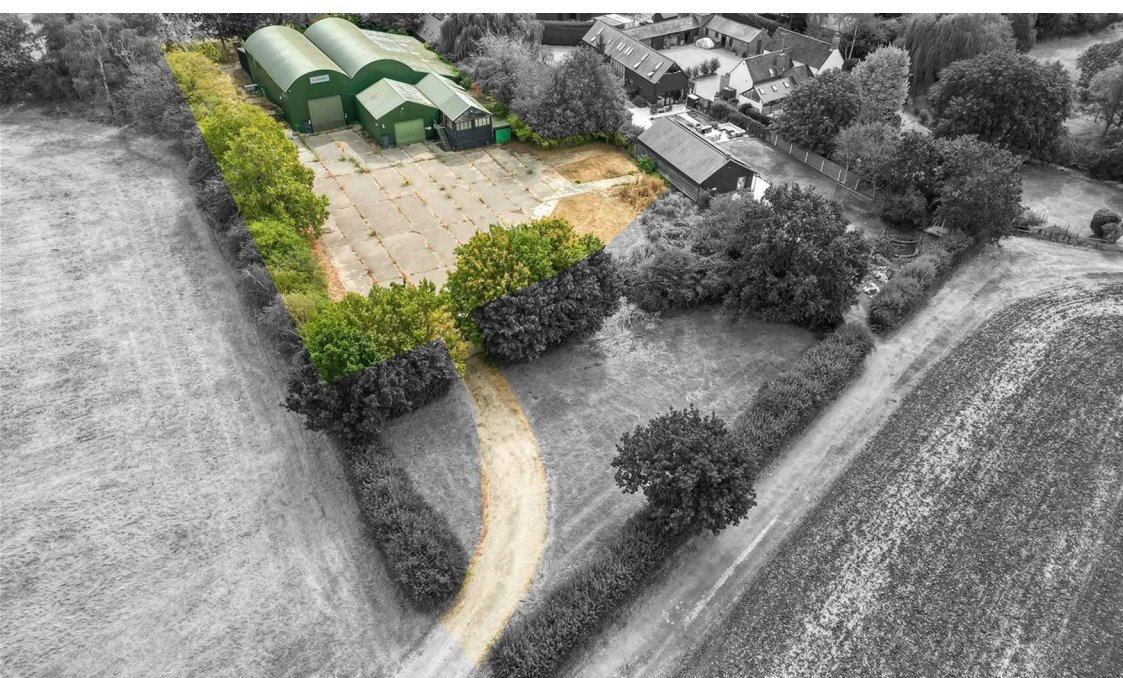
Viewing:

Strictly by appointment

What3words:

///instincts.cool.gobbles





These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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