



**Land On The North Side Of Common Lane, Sawston Cambridge CB22
3HW**

welcome to

Land On The North Side Of Common Lane, Sawston Cambridge

A parcel of land extending to approximately 1.24 acres benefiting from full planning permission for 10 new build units with a mix of 2,3 and 4 beds within the sought-after village of Sawston situated between the M11 and A11 south of Cambridge.



The site benefits from planning permission for 10x private new build units with a mix of 2,3 and 4 beds.

The site has a significant planning history with over 40 applications, the vast majority of which relate to the residential development for 10 homes. The key permissions that unlock this development are an outline planning permission granted in 2017 (reference S/2286/16/OL) and a subsequent approval of the detailed plans (reserved matters) in 2019 (reference S/4787/18/RM).

Most of the other applications are administrative, dealing with the necessary discharge of planning conditions related to these main approvals. These cover a wide range of technical details, including landscaping, drainage, boundary treatments, and contamination assessments. The most recent application in 2025 was approved to amend the position of two of the plots.

Planning permission was implemented (reference 25/00446/CLUED) when work was carried out to fit 2 garage slabs on the site.

VIEWINGS

Viewings are to be arranged strictly by prior appointment with William H Brown.

AGENT NOTES



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- Full planning permission.
- 10 x units.
- No affordable housing.
- Sought after village.
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Tenure: Freehold EPC Rating: Exempt

£1,200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RYN110622 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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