



Little Abington, Cambridge, CB21 6BQ

**CHEFFINS**

## Little Abington

Cambridge,  
CB21 6BQ



Opportunity to acquire 0.44 ha (1.09 acres) of residential development land in the sought after village of Little Abington, Cambridge. For sale by private treaty.

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£2,000,000

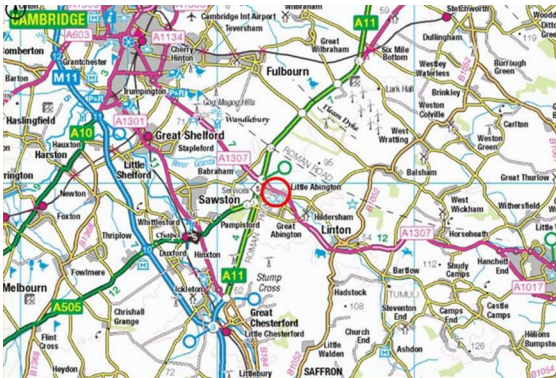




FRONT ELEVATION



## LOCATION



## LOCATION

The site is located in the village of Little Abington approximately 11km (7 miles) south of Cambridge. The site is located on Church Lane with residential properties to the south and west and an attractive rural outlook across the adjoining paddocks to the north and east. St Mary's Church stands due south of the site on the opposite side of Church Lane.

Little Abington is one of two charming villages making up The Abingtons, a community in South Cambridgeshire. Little Abington holds a coveted status as one of the most sought after villages in the region and was voted one of the 10 best places to live in the East of England by the Sunday Times in 2016.

The Abingtons has a vibrant and thriving community life benefiting from amenities including a primary school, community centre, village shop, public house, recreation ground, sports and social clubs and a plethora of local businesses.

Little Abington enjoys a strategic location with convenient access to Granta Park Campus 2km (1.2 miles) west, the Babraham Research Campus 3.4km (2.1 miles) north west and the Cambridge Biomedical Campus 10.2km (6.4 miles) north west. These campuses are home to companies and enterprises at the forefront of the life science and medical research industry.

Little Abington has good access to major routes including the A11, A505 and the M11. Whittlesford Parkway Railway Station is situated 7km (4.5 miles) west of Little Abington and offers direct services to both London and Cambridge, making the village an exceptionally popular commuter village for residents working in both London and Cambridge.

## DESCRIPTION

The property comprises a former farmyard with several obsolete and dilapidated agricultural buildings currently in an unmanaged and overgrown state. The brownfield site assumes a rectangular shape and extends to approximately 0.44 hectares (1.09 acres).

## PLANNING

On 14 July 2023, the appeal ref: APP/W0530/W/22/3305104 was allowed and planning permission was granted for the erection of five dwellings and the conversion of two redundant barns to form a detached dwelling and an office following the removal of dilapidated agricultural

buildings and hardstandings at Bancroft Farm, Church Lane, Little Abington, Cambridge CB21 6BQ in accordance with the terms of the application ref: 21/03039/FUL dated 22 June 2021.

The layout, density and form of the development have been carefully designed to integrate with the surrounding area and to create a high-quality development. The additional six new houses and office will create a small new community, sensitive to the character of Little Abington.

## SURVEYS AND TECHNICAL REPORTS

Cheffins Planning Department has instructed the following pre-commencement technical reports and would be delighted to assist the successful purchaser with the discharge of conditions:

Archaeology (Condition 3) – an external archaeological consultant has been instructed to produce a Written Scheme of Investigation (WSI) that accords with the requirements of the Design Brief for Archaeological Evaluation that has been provided by the Cambridgeshire Historic Environment Team.

Contamination (Condition 4) – a Phase II Geo-Environmental Assessment was carried out by consultants EPS Ltd to determine if there were any unacceptable risks from contaminated land to future users or the environment. The investigation involved drilling five windowless sample boreholes to collect shallow soil samples and investigate ground conditions. Laboratory analysis identified that the soils present were suitable for use and no further action was required.

Ecology (Condition 5) – a Construction Ecological Management Plan (CEMP) has been carried out by consultants James Blake Associates which should enable the discharge of Condition 5.

## METHOD OF SALE

The property is offered for sale by private treaty.

## OVERAGE

Offers will be considered with or without overage provisions.

## SITE CLEARANCE

As stated in the description, the site is unmanaged and overgrown with a number of dilapidated agricultural buildings. Site clearance will be the obligation of the purchaser.

## NEW HOMES

Cheffins New Homes Department has been actively involved with appraising potential development opportunities on the site. Should you wish to discuss any proposals for the site, please contact Sam Harding. Contact details are available in the brochure.

Cheffins New Homes Department would expect to be invited to pitch for the sale of the finished dwellings.

## LOCAL AUTHORITY

South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA.

## VENDOR'S SOLICITORS

Michaela Henson, Howes Percival LLP, Cambridge  
Contact details can be found in the brochure.

## VAT

We understand the vendor has not made an election to charge VAT therefore VAT will not be payable on the purchase price of the land.

## WAYLEAVES, EASEMENTS, COVENANTS AND RIGHTS OF WAY

The property is sold subject to all wayleaves, easements, covenants and rights of way whether or not disclosed. There is a vehicular right of way across the southern end of the site leading to the rear of no. 40 Church Lane.

## TENURE

The Freehold of the property, as shown edged in red on the attached plan for indicative purposes only, is offered for sale with vacant possession on completion.

## ACCOMMODATION SCHEDULE

Please see brochure for full accommodation schedule.

## ANTI-MONEY LAUNDERING

The successful bidder will be required to provide information to satisfy the AML requirements when Heads of Terms are agreed.

## VIEWINGS AND FURTHER INFORMATION

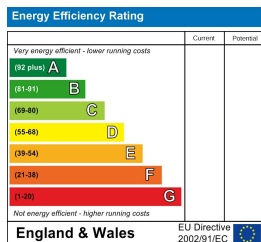
Viewings are by strictly by appointment only to be arranged through the selling agent:

Maxwell Fahie MRICS

Cheffins, Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA

Contact details can be found in the brochure.





£2,000,000

Tenure – Freehold

Council Tax Band –

Local Authority –

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](http://cheffins.co.uk)

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

