2 plots remaining

# THE AVIARY

5 Serviced building plots for exclusive self build homes in South Cambridgeshire

CUSTOM BUILD HOMES

BROWN & CO

# The Aviary

A collection of five exclusive serviced building plots on the southern edge of Fowlmere, Cambridgeshire. Each plot offers the rare opportunity to design and build your own home within a setting that balances village charm, countryside views, and excellent connections to Cambridge and London.



# Why choose The Aviary?

**Bespoke design for your lifestyle**
Whether you're creating your longterm family home or a countryside retreat, you'll enjoy full control over the design and build process. Buyers are free to appoint their own architect and construction team, giving you maximum flexibility and autonomy from start to finish.

**Fully serviced plots**
All five plots at The Aviary are fully serviced, with essential utilities - including electricity, water, and telecommunications - provided to the boundary. This allows a straightforward start to your build, avoiding delays and minimising early infrastructure costs.

**Prime location**
Fowlmere is a sought-after South Cambridgeshire village, offering the best of rural life while being just 8 miles from Cambridge. Surrounded by countryside and home to the renowned RSPB Nature Reserve, the village also benefits from excellent transport links, making it ideal for families, professionals, or downsizers seeking peace, privacy, and connectivity.










## The Site.

Nestled on the southern edge of Fowlmere, The Aviary is an exclusive opportunity to create your own countryside home on one of just five fully serviced plots. With outline planning permission already secured for generous detached houses, each plot offers the freedom to design and build a property that perfectly reflects your lifestyle.

This aerial image provides an indicative overview of The Aviary, with the site layout overlaid for context. It is designed to help you appreciate the scale, setting, and orientation of the plots within their natural surroundings.

Please note: this is a visual guide only. The exact plot boundaries, landscaping, and features may be subject to change as the development progresses.

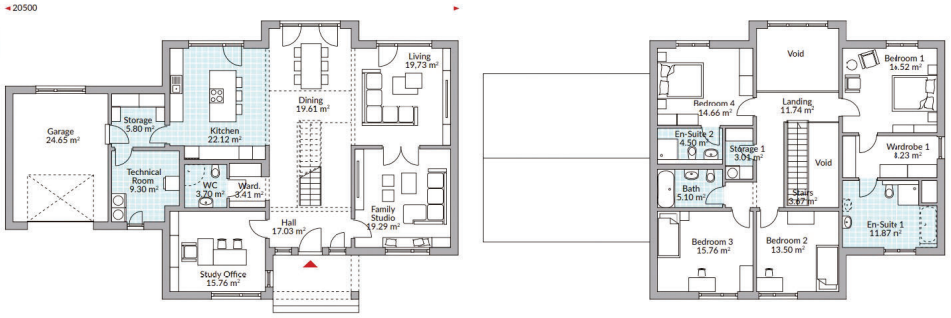




# Plot 1

The first plot off the newly created access road is a generously sized serviced plot with outline consent for a bespoke 5-bedroom home.

| | |
|---|---|
| Plot Size | 1618 $m^2$ / 0.4 acres |
| House GIA* | 325$m^2$ (3,500sq ft) |
| Plot Price (Land) | £550,000 |
| Fixed Build Budget | £650,000 |
| Estimated End Value | RESERVED |




Total area: approx: 285sq. meters (3,076 sq. feet)

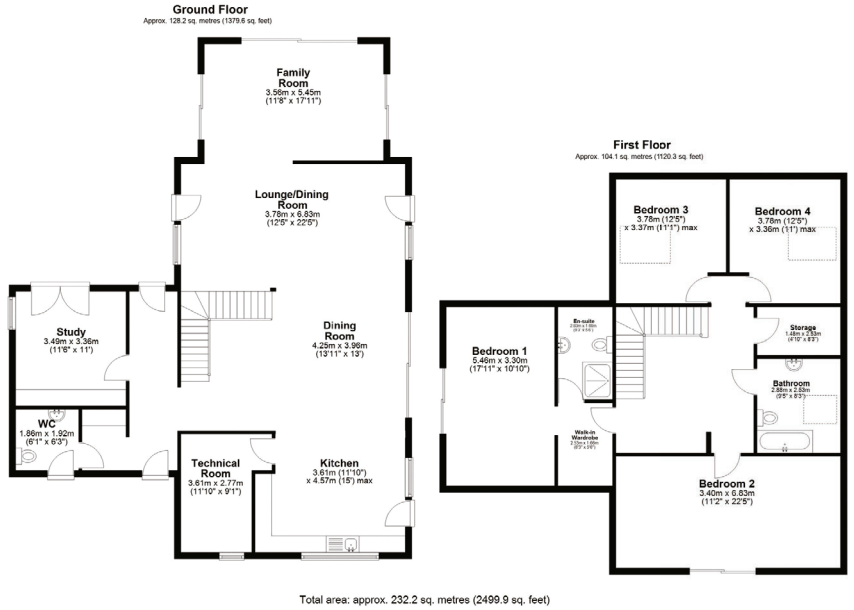




# Plot 2

A large centre plot with planning for a 5-bedroom custom home and ownership of the shared access road.

| | |
|---|---|
| Plot Size | 931 $m^2$ / 0.2 acres |
| House GIA* | 232$m^2$ (2,499sq ft) |
| Plot Price (Land) | £450,000 |
| Fixed Build Budget | £545,000 |
| Estimated End Value | £1,150,000 |




Total area: approx. 232.2 sq. metres (2499.9 sq. feet)

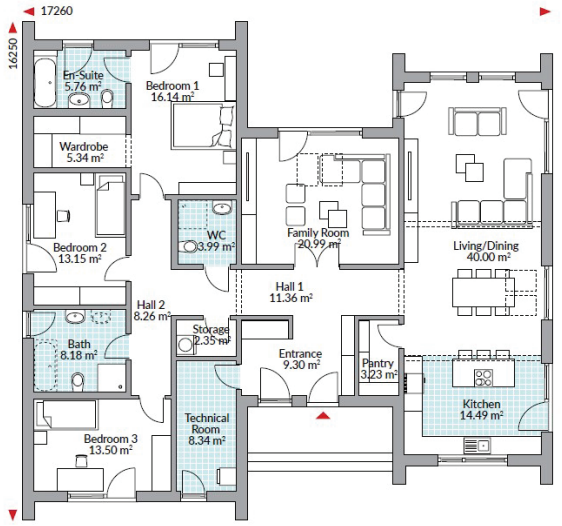




# Plot 3

A generously sized serviced plot with outline consent for a bespoke 5-bedroom home, offering privacy and flexibility.

| | |
|---|---|
| Plot Size | 931 m² / 0.2 acres |
| House GIA* | 189m² (2,041sq ft) |
| Plot Price (Land) | £450,000 |
| Fixed Build Budget | £450,000 |
| Estimated End Value | £1,050,000 |




GROUND FLOOR AREA 195.40 m² (2,041 sq.ft.)



# Transport Links

**Train:**
Local Stations

- Foxton Station: Approximately 2.5 miles (5-minute drive).
- Meldreth Station: also about 2.5 miles (5-minute drive).

Both provide convenient access for daily commuting.

**Cambridge Connections**

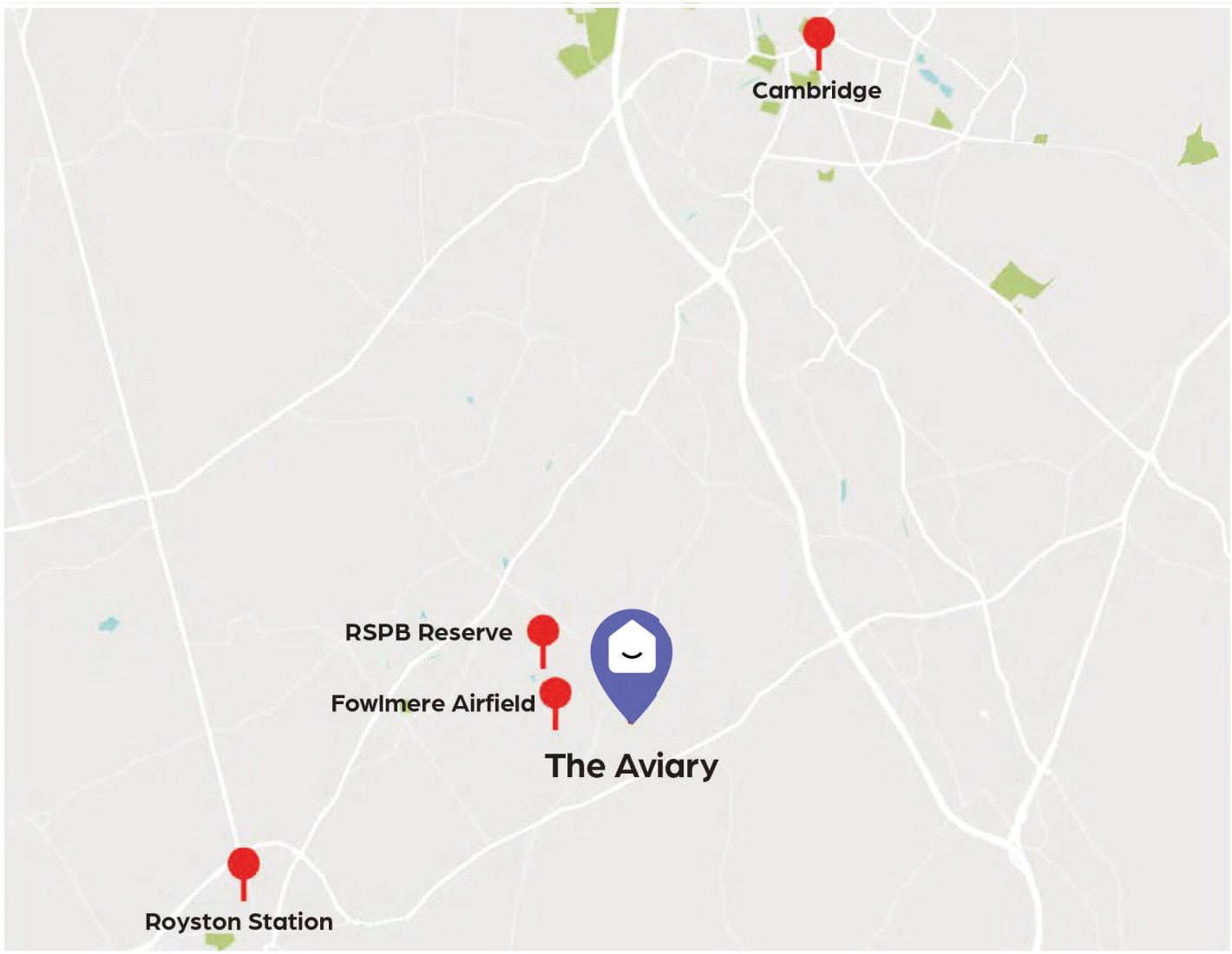
- From Foxton: Fast services reach Cambridge in as little as 10 minutes (average ~11 minutes).
- From Meldreth: Typical journey times are around 16–17 minutes.

**London King's Cross Access**
Direct services from both Foxton and Meldreth reach London King's Cross in around 51 minutes on the fastest trains. Royston provides a 37 minute service.

**Airports:**

- London Stansted (STN): Approx. 35 minutes by car
- London Luton (LTN): Approx. 40 minutes by car
- London Heathrow (LHR): Approx. 1 hour 15 minutes by car/train

**Road:**
Easy access to the A10 and M11, with Cambridge just 20 minutes and London reachable in under 1 hour 30 minutes.



For further information & to register interest
please contact the selling agent:

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