



Building Plot For Sale- Whitesford Road, Little Shelford CB22 5EW

CHEFFINS

An exceptional opportunity to acquire a development site with consent to demolish an existing commercial building and erect a replacement residential dwelling. There is also further scope to redevelop two further adjacent commercial buildings (subject to planning and subject to separate negotiation) in this highly sought-after and most desirable south-Cambridgeshire village with excellent road and rail links to Cambridge and London.

LOCATION

Little Shelford is a highly desirable South Cambridgeshire village, offering a wonderful blend of rural charm and modern convenience. Surrounded by picturesque countryside, the village benefits from a strong sense of community, a well-regarded primary school, local pubs, and scenic walking routes along the River Cam. Excellent transport links, including nearby Shelford railway station with direct services to Cambridge and London, make it an ideal location for commuters, while the city of Cambridge is just a short drive or cycle away, providing an extensive range of shopping, dining, cultural and educational amenities.

3 3 1

£350,000



The Site

The building is situated on a larger site of 3no. office buildings. No. 48 Whittlesford Road currently benefits from detailed planning consent for change of use from office (Use Class E) to residential use (Use Class C3), following demolition of existing office unit and the construction of 1no. dwelling. No. 48 is currently vacant. The estimated rental value if the commercial use was to be retained is £17,000 pax. The unit has a NIA of 1,280 sq ft.

Adjacent to the plot are x2 office buildings (no.46 and 46a Whittlesford Road) which are both commercial buildings and have development potential STP.

Planning

Greater Cambridge Shared Planning reference- 26/00631/FUL was granted on 22nd April 2026 for Change of use from office (Use Class E) to residential use (Use Class C3), following demolition of existing office unit and the construction of 1no. dwelling.

All details including design and access statement and planning conditions can be found on the Greater Cambridge Shared Planning portal.

Material Information

Tenure - Freehold
Council Tax Band - N/A
Property Type - Commercial
Within Development Framework- Yes

Flood Risk - Very Low
Rights of Way, Easements, Covenants - The land is sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed.
Listed - No
Conservation Area - No

Data room- Access to the data room providing further background information is available on request.

VAT- The property is not elected for VAT
Legal Costs- Each party to bear their own legal and professional fees.

EPC - The property is rated D(98) as registered 24 April 2035



Viewings

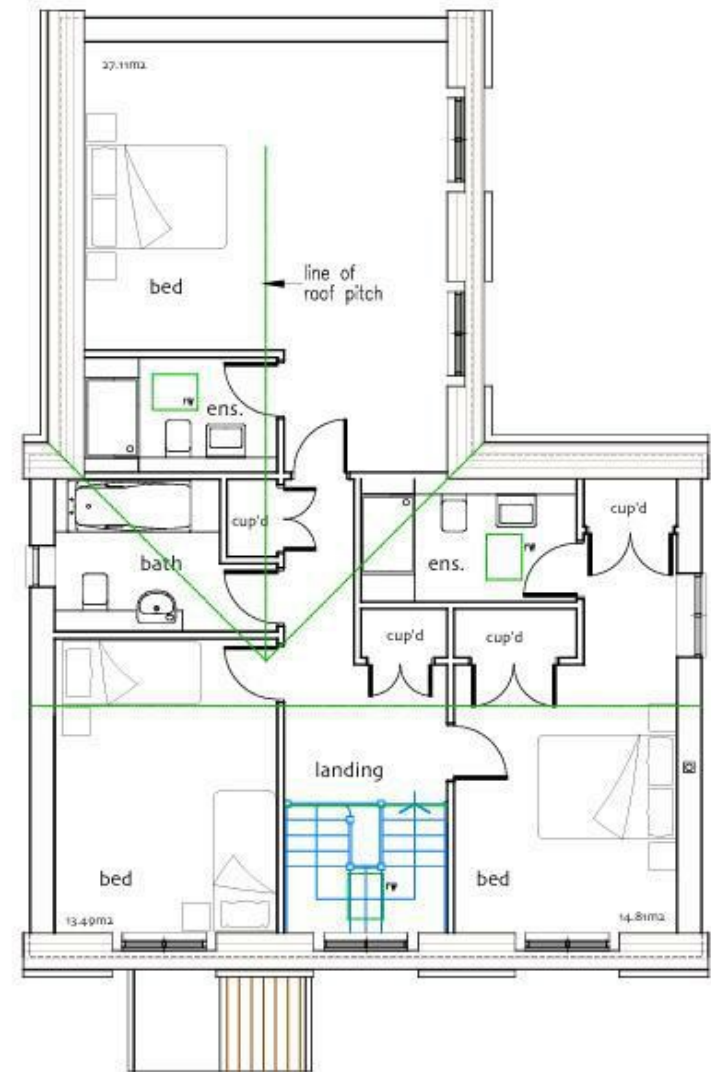
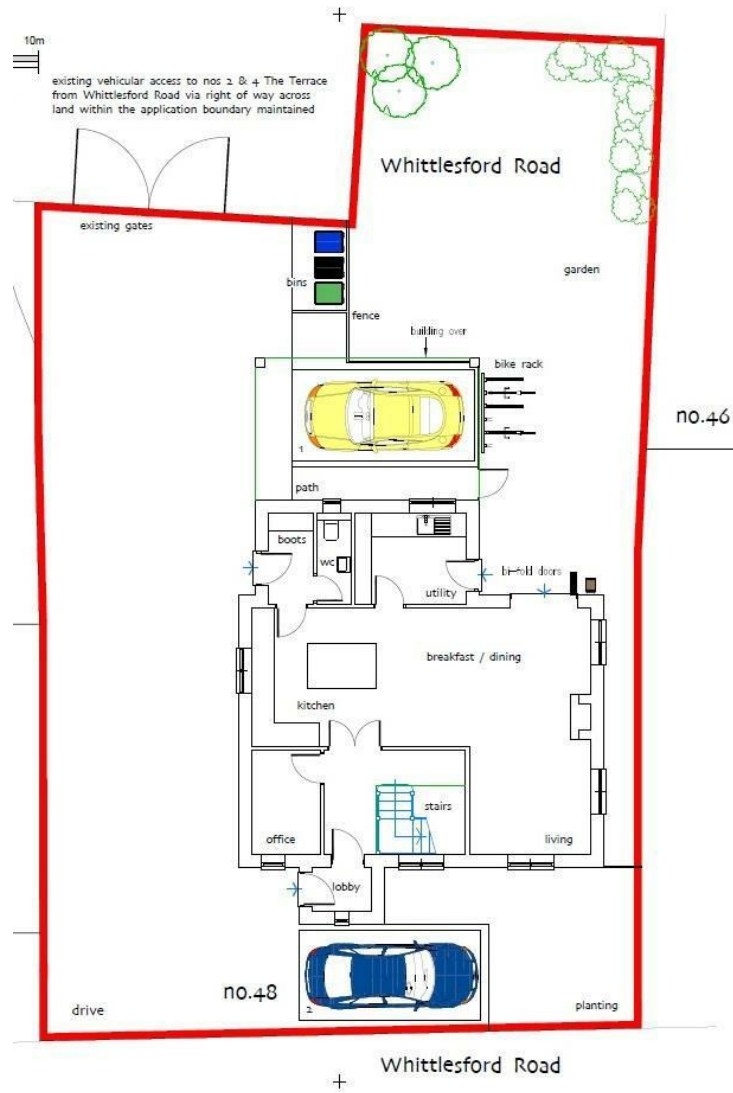
Strictly through the sole agent, Cheffins:

Freddie Wootton
Tel: 07876 565478
Email freddie.wootton@cheffins.co.uk

Christina Green
Tel: 01223 271999
Email: christina.green@cheffins.co.uk

For further information please contact the agent.

Proposed Floor Plans



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

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



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