



High Street, Histon Cambridge  
Offers Over **£1,500,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Approx 1/3 acre plot (STS)
- 2 x single storey dwellings on site
- Potential for Development (subject to planning)
- Sought After Location
- Pre-app response indicating development potential for 4 houses (subject to full planning)

This land is being offered to the market for the first time in over 80 year's in the heart of the Histon High Street for potential re-development. Tucked away between Tesco's and the free car park, the land is likely to attract interest.

The owners state "The land has been a much loved space for three generations of our family over the last 80 years'.

Property one

26a is a large single storey, three-bedroom property with an extensive garden to the front

Council Tax Band: E

EPC Rating: C

Property two

26b is a two-bedroom single storey, two-bathroom property .



Council Tax Band: D  
EPC Rating: C

Planning background and information available upon request, Initial planning advice indicates that 4 houses with adequate parking may be considered, after knocking down the two existing bungalows, currently known as Lilac Lodge and Kiwi Cottage.

The High Street includes the picturesque tree-lined village pond and offers a range of high quality local amenities including supermarkets, pubs, restaurants, hairdressers, solicitors, florist, beautician, post office, petrol station. It also offers regular transportation links into Cambridge (via bus and busway). For families, it is located in the catchment area of the local primary and secondary school - Impington Village College rated outstanding by Ofsted in Feb 2025.

#### Viewings

The plot is to be viewed strictly by prior arrangements with the agents. Please email [markbradnum@sharmanquinney.co.uk](mailto:markbradnum@sharmanquinney.co.uk).

#### Tenure and Title

The bungalows with land are being sold together freehold with vacant possession on completion.

#### Location

The plot is located off the main Histon High Street with it's own entrance off a private side road.

#### Transportation

The number 8 bus linking to Cambridge is located on the High Street. The Busway is an approximate 15 minute walk with buses regularly linked to Cambridge



or St Ives. Access to both the A14 and M11 are within easy driving distance.

#### Planning

Initial planning advise from a pre-application has indicated 4 houses could be built after demolishing the existing bungalows (subject to full planning permission). Planning permission has been granted to a neighbouring site 23/04537/FUL (three storey, 15 flat development), making this plot a unique development opportunity.

#### Overages/Building Clauses

The sale of the 2 properties will not include any overages or future development clauses, which has been factored into the asking price.

#### Services

Mains electricity, LPG gas and Hillmaster waste pump disposal already serve the plot. BT and Virgin Media lines provide internet and broadband. (Purchasers to verify and satisfy themselves of services).

#### The Bungalows

The bungalows are currently used for multi-generational living and were built 16 and 13 year's ago. They have previously been made available for rental/holiday accommodation (previously EICR and gas safety compliant). They could also be used as a developer base while full planning permission is sought.

Histon Brook forms the north boundary of the site. The plot has never been subject to flooding.

To view this property call Sharman Quinney on:  
**01223 426139**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01223 426139

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