

Building Plot adjacent- Spring House Church Lane, Sawston, Cambridge, CB22 3JR

Guide Price £275,000 Freehold

REDMAYNE ARNOLD & HARRIS

rah.co.uk

01223 800860

A RARE OPPORTUNITY TO PURCHASE A SINGLE BUILDING PLOT, NICELY SITUATED, AND OFFERED WITH DETAILED PLANNING CONSENT FOR THE ERECTION OF A THREE-BEDROOM SINGLE STOREY PROPERTY OF AROUND 1400 SQ FT IN THIS HIGHLY REGARDED VILLAGE.

- A rare opportunity to purchase a plot with detailed planning consent
- Carefully designed for today's modern living
- Detailed planning consent granted Ref 25/04863/FUL
- Nicely situated plot offering a good degree of privacy
- Consent for a detached three bedroom home of around 1400 sqft
- Featuring open-plan kitchen/dining/living space
- Central village location close to the church

Planning

Detailed planning consent was granted for the 'Erection of a single self-build dwelling and associated infrastructure and works' by South Cambridgeshire District Council Ref 25/04863/FUL on 18th September 2026. The planning documents and plans referred to are available from the Greater Cambridge shared planning website (www.greatercambridgeplanning.org) The plot (as shown adjacent to Spring House, Church Lane, Sawston) has detailed consent for the erection of a detached single storey 3-bedroom property with garden and parking. The plot is accessed directly from Church Lane and will have its own private driveway and access.

The property once built will offer generous accommodation on one floor extending to around 1,400 sqft and comprising: entrance hall, open plan kitchen/dining/living room, utility room, three bedrooms including principle bedroom with large dressing area, en-suite, and family bathroom. The property will further benefit from driveway parking for two cars, with gardens to front, side and rear.

The buyer is responsible at their own cost for the installation of all services.

Location

Sawston is one of South Cambridgeshire's largest communities and offers a first class range of amenities including a village supermarket, shops, bank, chemist, GP surgery and professional facilities. There is ready access to the neighbouring science and business parks, and to Addenbrooke's Hospital and the Biomedical Campus. There are two primary schools, the Sawston Child Care Nursery School, and the highly-rated Sawston Village College (Sunday Times State 11-16 Secondary School of the Year 2025). Junction 10 of the M11 is about 3 miles away and Whittlesford mainline station is about 1.5 miles with an excellent commuter service to London Liverpool Street in under an hour. Stansted Airport is within easy reach being approximately 22 miles away. There is a regular bus service and cycle path to Cambridge City centre.

Tenure

Freehold

Statutory Authorities

South Cambridgeshire District Council.

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

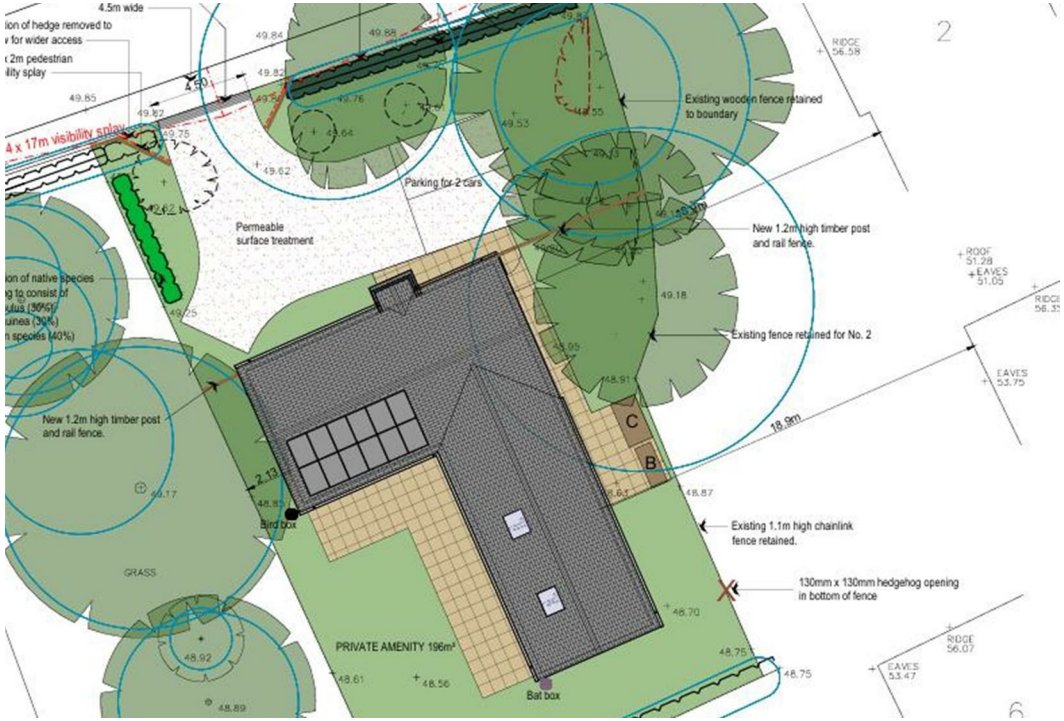
Viewing

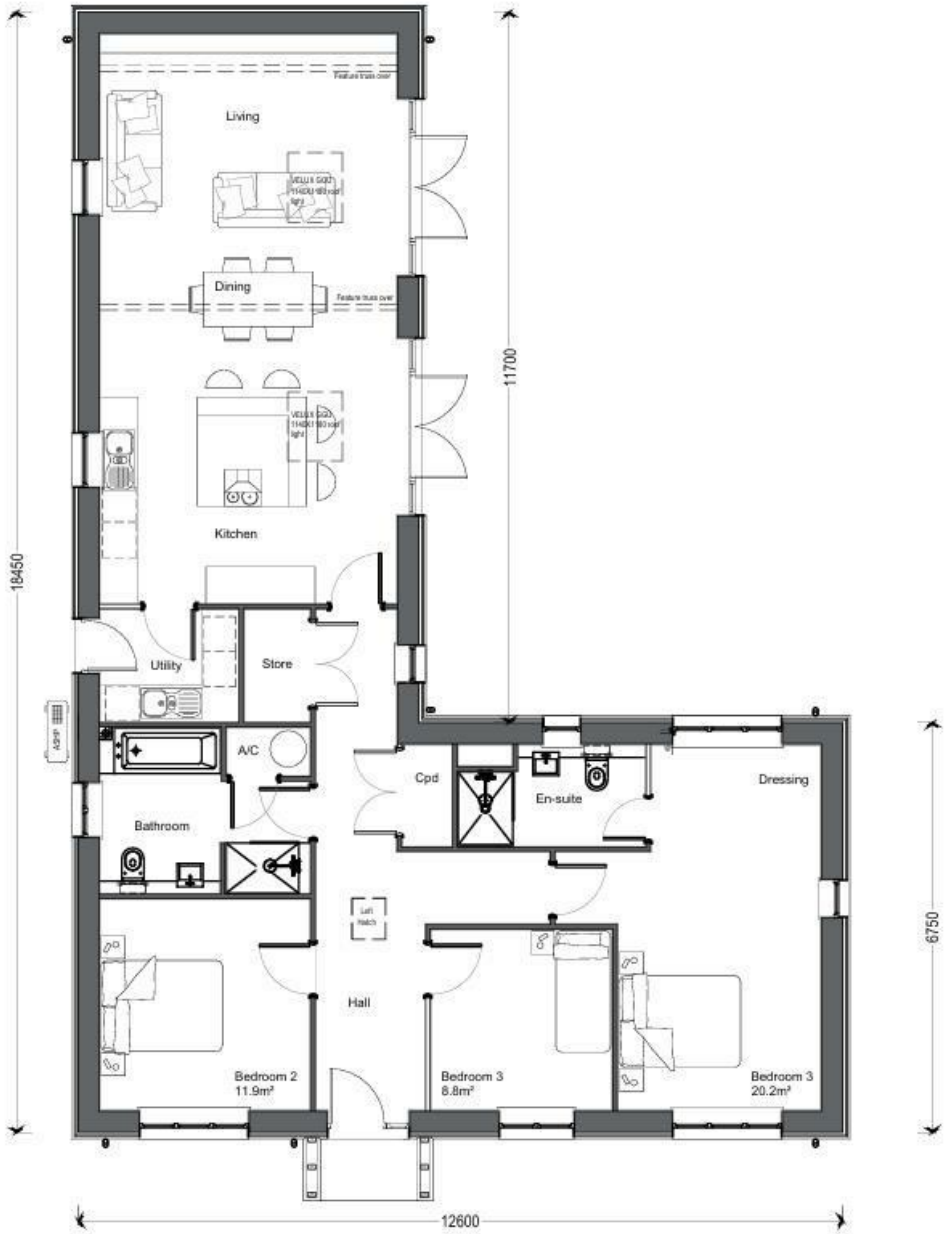
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.

Services

The buyer should satisfy themselves as to services. It is believed mains waters, drainage and electricity are available.







GROUND FLOOR PLAN
130 sq.m nett

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

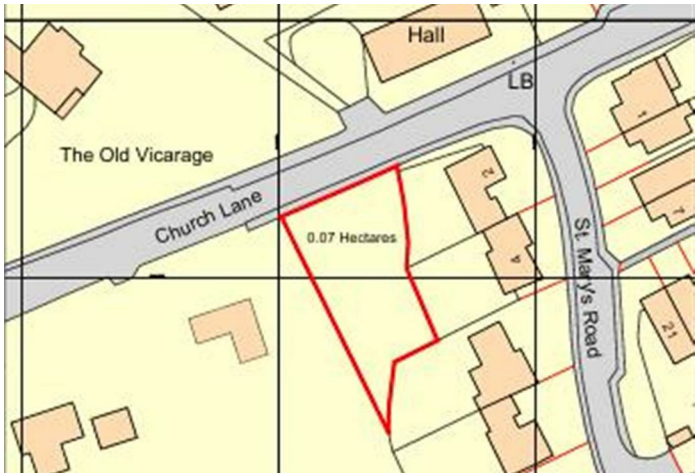

5730
2405
POSED NORTH ELEVATION


OBSCURE GLASS
PROPOSED SOUTH ELEVATION




PROPOSED WEST ELEVATION




Hall
LB
The Old Vicarage
Church Lane
0.07 Hectares
St. Mary's Road
24
4
1
21



