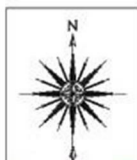


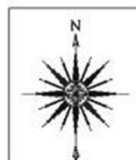
NOTE
THIS DRAWING IS NOT TO BE USED AS A SUBSTITUTE FOR THE
DESIGN OF A BUILDING AND ANY DISCREPANCY IS TO BE NOTICED.
All drawings to be used in
conjunction with specification where applicable

Drawn upon the information supplied, may not be the same as the location of
the property's boundary shown on the ground through aerial or satellite



10 Cottenham Road, Histon, Cambridge, CB24 9ES
Guide Price £250,000 Freehold

Scale 1:1250



LOCATION PLAN
SCALE: 1:500

Scale 1:500



A SINGLE BUILDING PLOT WITH FULL PLANNING FOR THE CONSTRUCTION OF A THREE-BEDROOM, DETACHED DWELLING MEASURING 141.8SQM / 1526.32SQFT ACCESSIBLE OFF WINDERS LANE, HISTON

- Plot of land
- Self-build or development opportunity
- Off road parking for two vehicles
- Plot measures 252sqm
- Proposal for a 141.8sqm / 1526.32sqft detached home.
- Within easy reach of the amenities of the High Street
- Private rear garden

A single building plot with planning for the construction of a detached three bedroom dwelling of around 141.8sqm / 1526.32sqft, accessible off Winders Lane, Histon. Detailed planning consent was granted for 'demolition of existing garage and construction of a single dwelling to the rear of No. 10 Cottenham Road and creation of new access and parking from Winders Lane' Ref: 25/03732/FUL dated 13th October 2025. A copy of the planning consent is attached to these details along with a copy of the plans referred to in the planning consent. Full information is available on the Greater Cambridge Planning Website.

Proposed property dimensions below.

Ground floor: 79.1m2
First floor: 62.7
Total - 141.8sqm / 1526.32sqft

Ground floor:
-Lounge: 16.8m2
-WC: 2.2m2
-Study: 8.4m2
-Pantry: 2.8m2
-Utility room: 3.9m2
-Kitchen/diner: 25.3m2

First floor:
-Bedroom 1: 16.5m2
-Bedroom 1 ensuite: 5.1
-Bedroom 2: 12.5m2
-Bedroom 3: 11.5m2
-Bathroom: 6.6m2

Location

Histon is widely acknowledged as being one of the most sought-after villages north of Cambridge. Its particularly convenient location just 3 miles from Cambridge city centre adds to its popularity and communications are first class, the A14 and M11 being within a few minutes' drive. Histon is served by Cambridgeshire County Council's Guided Busway with an estimated journey time to the Science Park of approximately 3 minutes and is a 10-minute cycle. It is also conveniently located for Cambridge North railway station.

The village boasts many local facilities including excellent schooling for all ages from pre-school to sixth form, including the well regarded Impington Village College. Good local shopping is available in the village and there is a regular bus service to Cambridge. Girton Golf Club is also within a few minutes' drive.

Tenure

Freehold

Services

Mains drainage is accessible along Winders Lane with the installation of Air Source Heat Pumps required for services.

Viewing

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

Legal Requirements

LEGAL REQUIREMENTS/HEADS OF TERMS





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.

