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Plot 2, Land Adjacent to 111 High Street, West Wickham, Cambridge, CB21 4SB

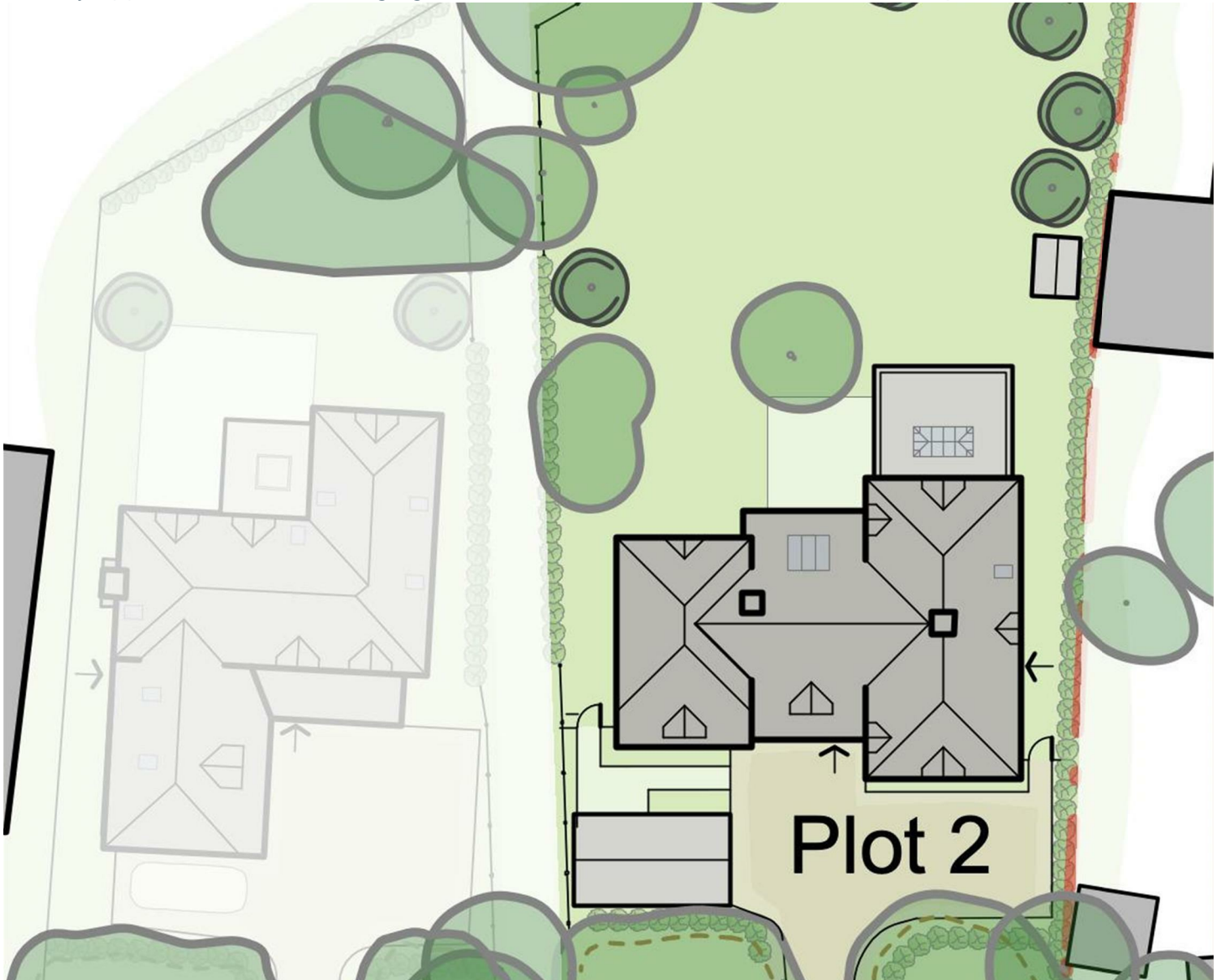
A substantial plot of about 0.27 acre with detailed planning consent for a substantial detached 4 bedroom home of about 2,865 sq.ft in this peaceful and well-connected village.

Guide Price £250,000



The Site

The development site occupies a prominent position on the High Street in West Wickham. The site is directly opposite the historic village green and the Grade II listed former White Hart public house.



Planning

Greater Cambridge Shared Planning Reference 25/03677/FUL was approved on 23rd December 2025 for the erection of 2no 4bed self-build / custom build dwellinghouses with garage and cartlodge. The dwellings have been designed by J.A.P architecture and each offer four bedrooms.

Plot 2 provides 266sqm of internal space across the ground and first floors and is 1.5 storeys in height.



Proposed Front (south-east) Elevation
Scale 1:50 @ A1 (1:100 @ A3)



Proposed Side (north-east) Elevation
Scale 1:50 @ A1 (1:100 @ A3)

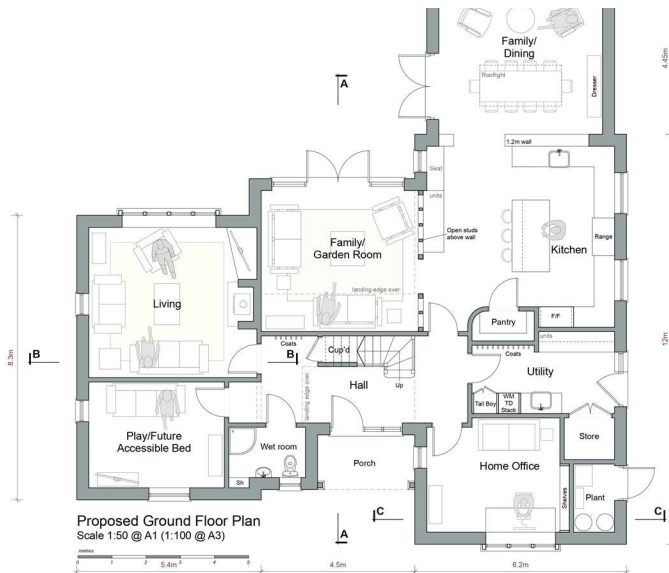
Materials	
Plinth:	Good quality soft-red facing brick.
Walls:	Pale colour render.
	Good quality soft-red facing brick.
Roofs:	Burnt red clay plain tile.
	GRP (Flat roof) at parapet.
Joinery:	Painted softwood - colour to be agreed.
Details:	Brick arches, stone lintels, brick band detail, timber pent boards, exposed rafter feet and profiled barge boards.



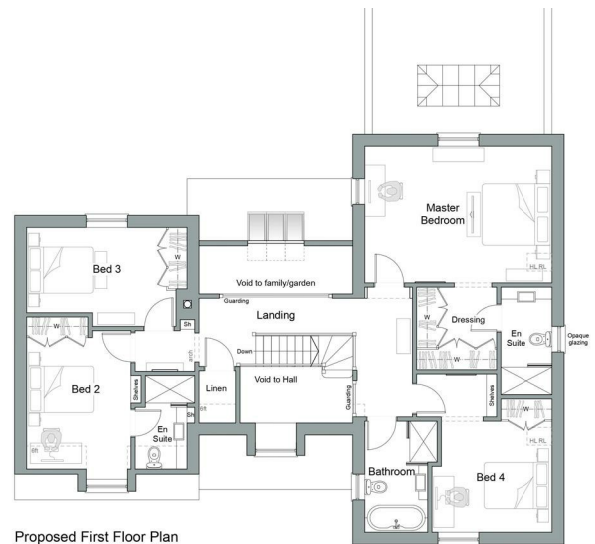
Proposed Side (south-west) Elevation
Scale 1:50 @ A1 (1:100 @ A3)



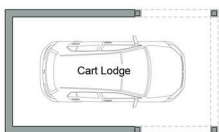
Proposed Rear (north-west) Elevation
Scale 1:50 @ A1 (1:100 @ A3)



Proposed Ground Floor Plan
Scale 1:50 @ A1 (1:100 @ A3)



Proposed First Floor Plan
Scale 1:50 @ A1 (1:100 @ A3)



Plot 2: Approximate Gross Internal Floor Area	
Ground Floor (excluding garage)	- 157sqm / 1,690sqft
First Floor	- 109sqm / 1,175sqft
Total combined floor area	- 266sqm / 2,865sqft

Property Information

Plot size: 1,090sqm / 0.11hectares

Gross internal ground floor area: 157sqm/1,690sqft

Gross internal first floor area: 109sqm/1,175sqft
(Total area: 266sqm/2,865sqft)

Open-plan kitchen/dining/family area

Large formal sitting room

Large Home office

Additional snug/playroom (potential bedroom 5)

Large WC & utility room

Gallery landing

Four double bedrooms at first floor (2 with ensuite shower rooms and one with large dressing area)

Large family bathroom

Detached cart lodge: 19.5sqm

Private drive with space for 4 to 5 cars

Private rear garden: 620sqm

Mature trees

Direct access to local footpaths



Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.

Agents note: For more information on this property please refer to the Material Information Brochure on our website.