

# CHEFFINS



**Agricultural Land, Middle Street, Church Street, Thriplow, SG8 7RD**

**Guide Price £150,000**

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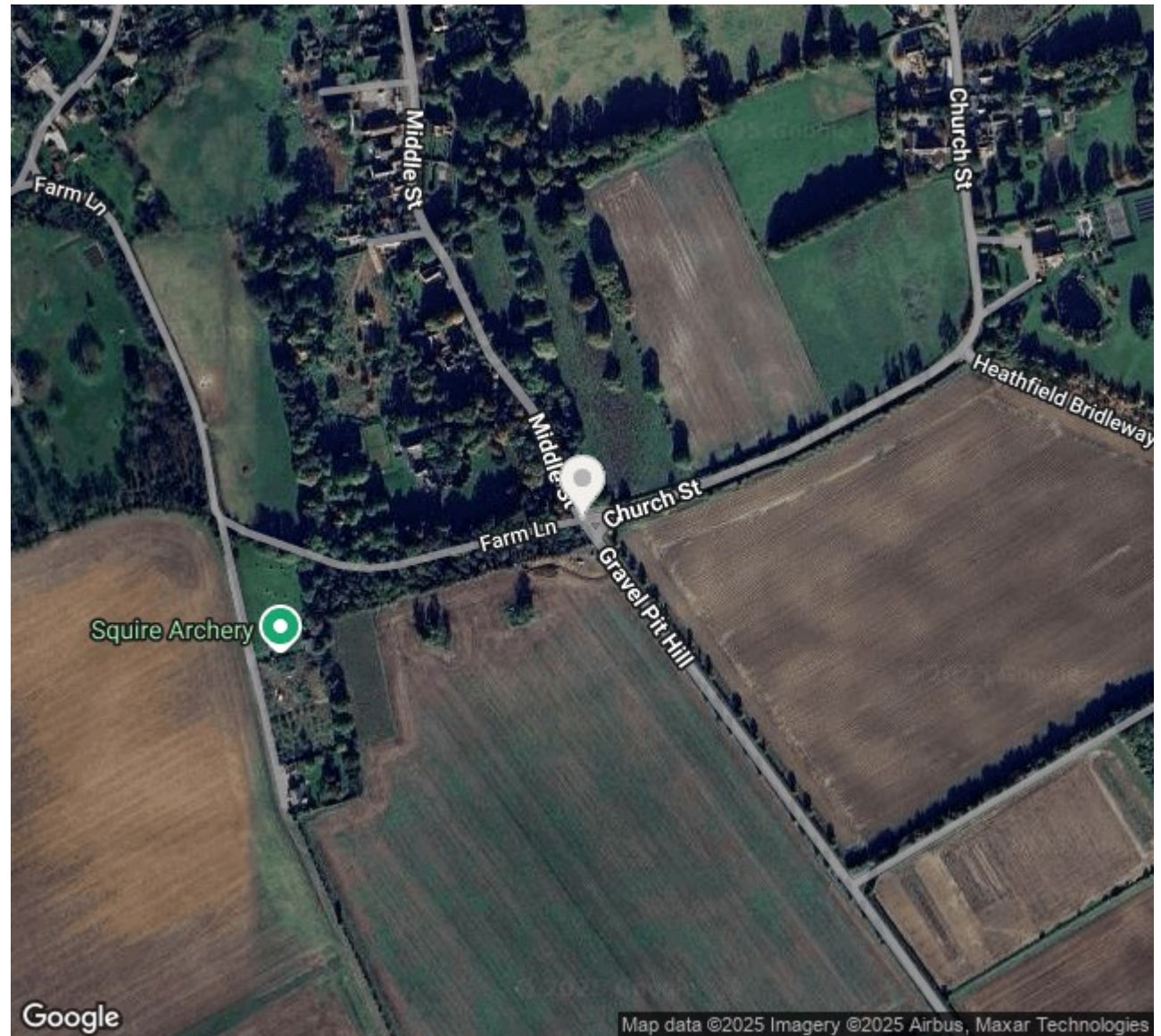
Cambridge | Saffron Walden | Newmarket | Ely | Haverhill | London

Guide Price £150,000

Tenure - Freehold

Parcel of grade 2 pasture extending to about 6.5 acres (highlighted in blue), subject to survey, that sits within the Cambridge Green Belt with vehicular access from Middle Street and Church Street and a public footpath.

Thriplow is one of South Cambridgeshire's most desirable villages with its own fine church, primary school, inn and stores/post office. The village is conveniently placed just 6 miles south west of the university City of Cambridge. For the commuter the nearest M11 motorway access point is situated just 2 miles away at Duxford (Junction 10) and there is a main line station close by at Whittlesford.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

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



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