



Self Build Plots at Leaden Hill, Orwell, SG8 5QH

CHEFFINS

Leaden Hill

ORWELL
SG8 5QH

A single building plot with outline planning consent for a self-build property. Build your dream home in this highly desirable village in a most picturesque position on the edge of the south-Cambridgeshire countryside

- Significant stamp duty savings
- Opportunity to create your dream home
- Freedom to choose your own architect and builder
- Development of 9 homes
- Highly sought-after village location



Guide Price £299,950



Welcome to Leaden Hill

The homes at Leaden Hill have been expertly designed in a variety of sizes, layouts and styles, offering buyers a high degree of flexibility to create their forever home. The exclusive development is comprised of nine homes ranging from 4-5 bedrooms in an idyllic location on the edge of this highly sought-after village adjacent to wide-spanning Cambridgeshire countryside.

Each property benefits from accommodation ranging between 1,957- 2,798 with generous plots, integral garages and driveway parking.

Planning Consent

On 24th December 2024 outline planning consent was granted for the construction of 9 No. Self-build/ Custom-build homes with access and associated infrastructure with some matters reserved except for access under Greater Cambridge Shared Planning ref: 23/02966/OUT

The Plots

These self build plots at Leaden Hill present the opportunity to manage the construction of your dream home. The property can be tailored to your personal preferences through working with your own choice of architect and build partner. The plots are positioned within an exclusive development of just 9 homes on the edge of the beautiful Cambridgeshire countryside.

Plot 1 is a 4 bedroom detached home of circa 1,957sq.ft and occupies a prominent position to the front of the site. The property features a light and sociable kitchen/dining/family room to the rear with high quality fully fitted kitchens and integrated appliances. There is also a useful utility room with access to the integral garage. A bay-fronted sitting room to the front of the property as well as cloakroom completes the ground floor. On the first floor, there are 4 generous double bedrooms, all with fitted wardrobes and en-suite to the principal bedroom and bedroom 2. A family bathroom completes the first floor.

Outside the gardens are principally laid to lawn with natural stone patio area. To the front of the property there is a paved driveway with landscaped garden area.

Important Information

All plots at Leaden Hill, Orwell are allocated exclusively for self-build or custom-build homes in accordance with the Self-build and Custom Housebuilding Act 2015. Each completed dwelling must be occupied by the self- or custom-builder as their principal residence for a minimum period of three years from first occupation (the "Protected Occupation Period"). The occupancy restriction will remain in place until the Protected Occupation Period has expired

Stamp Duty Saving

The thoughtfully developed design gives purchasers the opportunity to tailor and refine the home to suit their individual requirements, striking a rare balance between flexibility, convenience, and creative control, something seldom available with standard new-build properties.

In addition, the scheme presents clear financial benefits when compared to buying a completed home of equivalent value. One of the most significant advantages relates to Stamp Duty Land Tax (SDLT). With a conventional purchase, SDLT is calculated on the full market value of the property. In contrast, with a custom or self-build project, SDLT is payable only on the value of the plot, not on the final completed home.

This distinction can represent a substantial saving, enabling buyers to allocate more of their budget towards design development, enhanced specifications, and higher-quality finishes. Combined with the ability to create a home precisely aligned with personal preferences, this approach delivers meaningful value, both financially and in terms of lifestyle

Orwell

Often regarded as one of South Cambridgeshire's most picturesque and well-connected villages, Orwell offers a harmonious blend of rural charm and modern convenience, making it an ideal setting for those seeking a tranquil lifestyle without sacrificing accessibility.

The village boasts a variety of amenities that cater to daily needs and foster a strong sense of community. The local convenience store, which also houses a post office, ensures residents have easy access to essential services. For dining and socializing, The Chequers pub offers a warm atmosphere and traditional fare. Personal care needs are met by the on-site hairdresser and nail bar.

Community life thrives around the Orwell Village Hall and Pavilion, which host a diverse array of groups and activities. These include the Orwell Film Club, Hillsiders Line Dancers, Women of Orwell social group, table tennis sessions, and carpet bowls. The village also features a recreation ground equipped with tennis courts and a cricket pitch, providing ample opportunities for outdoor leisure.

Nature enthusiasts will appreciate the proximity to the Orwell Clunch Pit, a designated Site of Special Scientific Interest, offering scenic walks and panoramic views. Additionally, the nearby National Trust Wimpole Estate provides further opportunities for exploration and recreation.

general notes

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The drawing is to be read in conjunction with all other relevant drawings and specifications.

All dimensions to be checked on site prior to commencement of works and any discrepancies to be checked immediately.

Do not scale from this drawing.

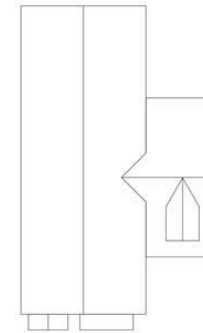
Unless otherwise stated, all dimensions are in mm.



PROPOSED GROUND FLOOR
Total GIA CIRCA-182.0m² (1,957sq. ft) Excl Garage
Total GIA-208.0m² (2,239sq. ft) Incl Garage



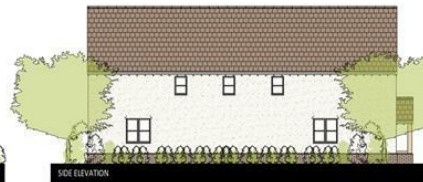
PROPOSED FIRST FLOOR



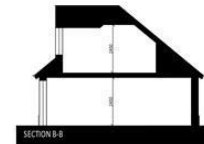
PROPOSED ROOF PLAN



FRONT ELEVATION



SIDE ELEVATION



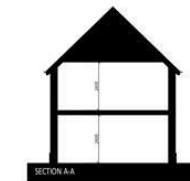
SECTION B-B



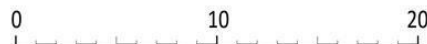
SIDE ELEVATION



REAR ELEVATION



SECTION A-A



rev	P1	date	Jan '26	drawn	DSR
client					
project	Land at Leaden Hill, Orwell, Royston SG8 5QH				
drawing title	Plots 1,2 and 3 Proposed Plans + Elevations				
drawing no	PL(21)01	checked	DSR		
scale	1:100	original	A1		
status	FEASIBILITY				
address	25 Cromwell Road Cambridge Cambridgeshire CB1 3EB				
telephone	+44 (0) 1223 212253				
email	info@29architecture.co.uk				
website	www.29architecture.co.uk				



For more information on this property please refer to the [Material Information Brochure](#) on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

