



Development Opportunity at Mill Lane, Duxford, CB22 4PT

**CHEFFINS**



## Mill Lane

Duxford,  
CB22 4PT

Cheffins are delighted to offer a rare and exciting development opportunity in the sought-after village of Duxford, nestled in the heart of South Cambridgeshire.

---

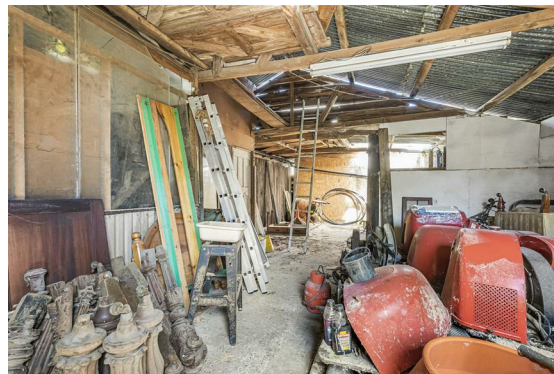
### LOCATION

Duxford benefits from excellent transport links, with convenient access to the M11 and a mainline railway station nearby, providing direct services to Cambridge and London Liverpool Street.

The village itself is a thriving community with a range of amenities including local shops, a primary school, public houses, and picturesque countryside walks. Its proximity to major employment hubs such as the Cambridge Biomedical Campus and Granta Park adds to the site's appeal for future homeowners.







Introducing this well-positioned opportunity, offering significant potential for development (subject to planning) or use in its current form as storage/workshop.

This site will appeal to a range of purchasers. Offering an existing building with further potential in a desirable, well-connected location.

For further information or to arrange a site visit, please contact the Cheffins Development team in Cambridge.

## PLANNING NOTES:

The Site is situated within the development framework and conservation area for Duxford, as identified on the adopted policies map (Inset No.28 – September 2018). Within the development framework, the principle of redevelopment or replacement of existing buildings for residential or other appropriate uses is generally acceptable, provided proposals are well designed and preserve or enhance the character and appearance of the conservation area. Policy HQ/1: Design Principles and Policy NH/14: Heritage Assets of the South Cambridgeshire Local Plan (September 2018) will be key considerations in any future planning application.

Duxford is classified as a 'Group Village' according to Policy S/10: Group Villages. Policy S/10 supports residential development and redevelopment up to an indicative maximum scheme size of eight dwellings within the development frameworks of Group Villages.

The Site is not subject to any tree preservation orders according to South Cambridgeshire District Council's online mapping.

## MATERIAL INFORMATION:

Tenure- Freehold

Local Authority- South Cambs District Council

Council tax band- N/A





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>.

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.

