



Shepreth Road, Barrington, CB22 7SB

CHEFFINS

Shepreth Road

Barrington,
CB22 7SB



A special opportunity to acquire one of two building plots of about half an acre each, with outline planning consent for a self-build home.



Guide Price £499,500



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.

- LEGEND**
- SITE BOUNDARY
 - EXISTING TREES- SEE TREE SURVEY
 - PROPOSED NEW TREES
 - EXISTING TO BE REMOVED- SEE SURVEY
 - SOFT LANDSCAPING
 - FLAG PAVING TO PATIOS AND PATHS
 - PERMEABLE GRAVEL DRIVEWAY
 - TARMAC TO SITE ENTRANCE
 - 12.46 EXISTING SITE LEVELS
 - 12.45 PROPOSED SITE LEVELS

rev P1 date Aug '25 drawn DSR
 client

project Land between 12 and 22 Shepreth Road, Barrington, Cambridgeshire

drawing title Indicative Proposed Site Plan

drawing no PL/00/01 checked DSR
 scale 1:250 original A2
 status PLANNING
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PLANNING CONSENT

Greater Cambridge Shared Planning ref 25/04265/OUT was approved on 13th January 2026 for outline consent with some matters reserved except for access for a Phased construction of up to two self-build dwellings, associated garages/car ports, new accesses and crossovers, associated works and infrastructure at Land Adjacent 22 Shepreth Road Barrington Cambridgeshire CB22 7SB

The Site is approximately 0.38 hectares (0.94 acres) in total and is bounded by residential properties to the east , south and west. To the north of the application site is agricultural farmland and the open countryside beyond this. The southern boundary of the application site is adjacent to Shepreth Road.

Shepreth Road connects to Barrington Road and the A10 providing connections to the A505, A1 and M25. To the east, access through Haslingfield leads to Junction 12 of the M11 providing connections to the A428, A14 and A1 north.

A detailed planning statement is available on request.

The guide price is for 1/2 of the site (plot 1) the other half (plot 2) is available upon request. The entire site can be purchased through separate negotiation.

Please note any purchaser must be registered on the Council's Self-Build Register.

BIODIVERSITY NET GAIN

Biodiversity Net Gain Information

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission, would be South Cambridgeshire District Council. There are statutory exemptions, transitional arrangements and

requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply.

In the opinion of the South Cambridgeshire District Council (the local planning authority), one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun.

Barrington is a highly regarded and most sought after village, with its famous and picturesque green, located between Cambridge and Royston and conveniently situated off the A10 just over 7 miles south west of Cambridge. The village offers a useful range of local amenities such as public house, village hall, post office, church and primary school. There are mainline train stations nearby in Shepreth and Foxton, both of which provide direct links to London Kings Cross.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Guide Price £499,500
 Tenure - Freehold
 Council Tax Band - New Build
 Local Authority - South Cambs District
 Council

[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.

