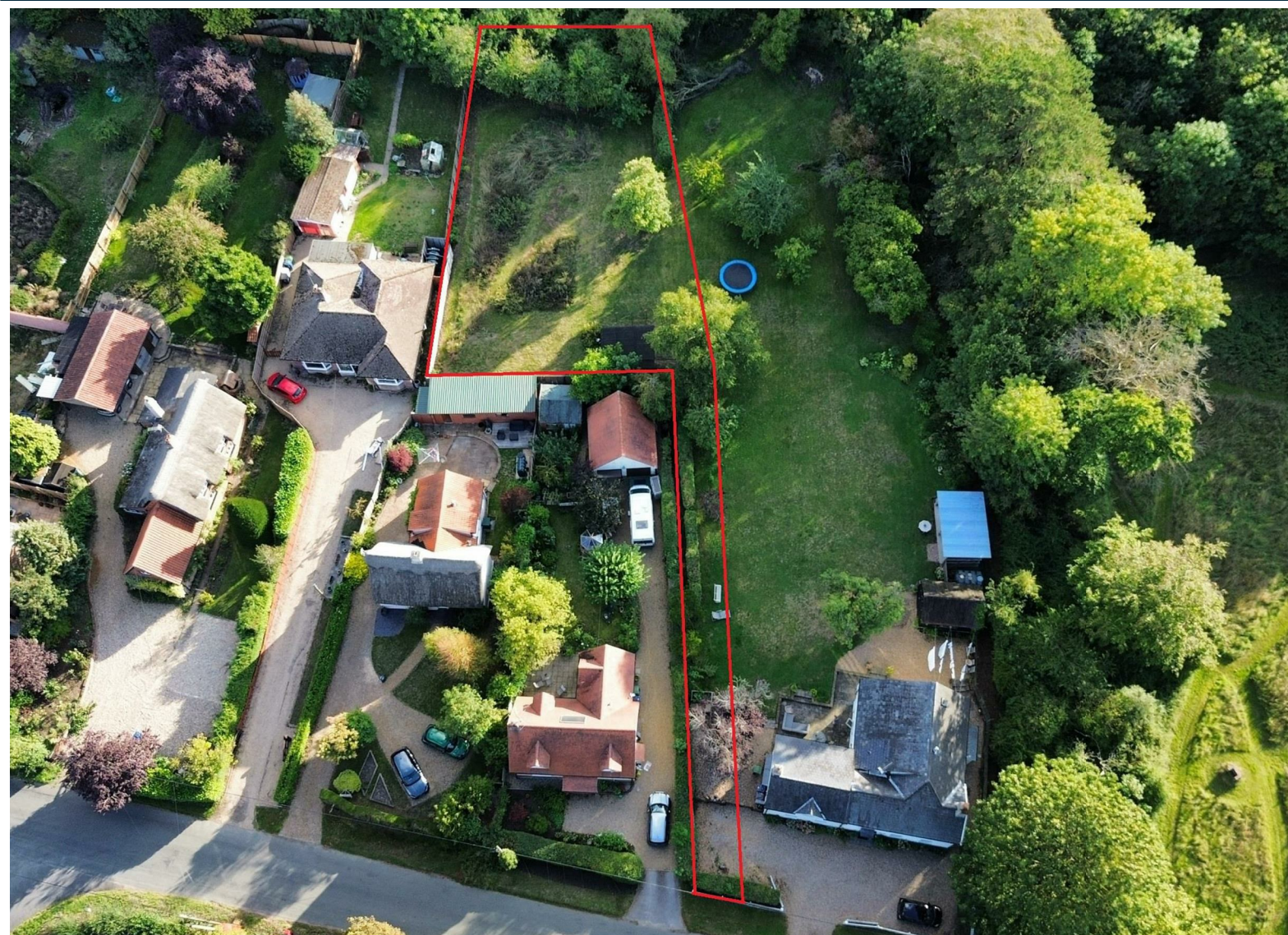


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## Building Plot to the rear of St Clairs The Green, Weston Colville, Cambridge, CB21 5NT

Unique opportunity to build a 3 bed 150 square metre single storey home with double garage, private driveway and south facing garden on a generous plot of approximately 0.2 of an acre.

Guide Price £225,000





On 12 September 2025 detailed planning consent was granted for the construction of a new 150 sq metre, three bedroom single storey house with double garage and private access under Greater Cambridge Shared Planning reference 25/01544/FUL.

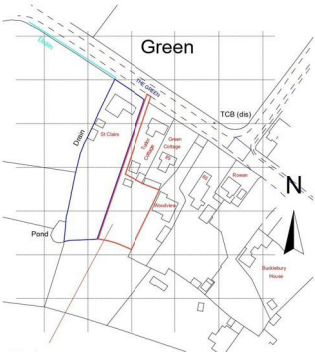
The application site is a south facing plot of land to the rear of St Clairs, The Green, Weston Colville. with a new private driveway of approximately 43m in length from The Green. The existing house St Clairs and the proposed plot are within Weston Colville's village development envelope.

The application site is level, largely grass, edged to the rear by mature trees and hedgerow offering privacy. The plot is edged in red. for illustrative purposes.

Weston Colville is a friendly village with a well-used village hall that hosts a variety of events, classes and gatherings, a large recreation ground with a children's play area, and a cricket pitch. Essential amenities can be found in the neighbouring village of Balsham including a primary school, pub, church, and convenience store.

For commuters, the location offers excellent road links via the A11, connecting swiftly to the A14 and M11, making travel to Cambridge, Stansted Airport, and London straightforward. Rail connections are available from nearby Dullingham and Whittlesford Parkway stations, with direct services to Cambridge and London Liverpool Street or King's Cross.





SUBJECT TO PLANNING APPROVAL  
**DANIEL AGUILAR** ARCHITECTURAL DESIGN  
architectural design

job:  
Residential development  
LRO St Clairs, The Green  
Weston Colville

scale: as shown  
date: March 2025  
job no: A827-24

Agent's Note  
A right of way over the new driveway will be granted to the ownership of the new property. The ownership of the new driveway up to the plot will be retained by St Clairs





Note: Not to scale –  
For guidance purposes only

#### 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.