



Tinkers Lane, Cambridge, CB23 2NW

CHEFFINS

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Kingston, Cambridge,
CB23 2NW

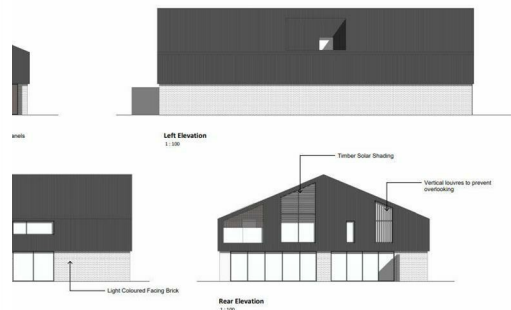
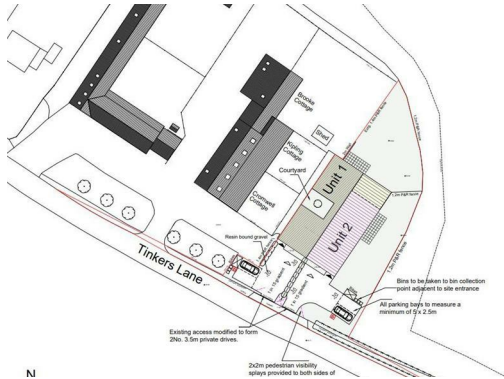
- Residential development site
- Full planning permission for 2 substantial homes
- Far-reaching rural views

A stunning freehold site with full planning permission for the conversion of an agricultural dwelling into two dwellings, surrounded by far reaching countryside views.



£600,000





LOCATION



Grain Store

Located on the edge of this popular West Cambridge Village, this former grain store offers the opportunity to create two unique homes with far reaching rural outlooks and stunning accommodation. Adjacent to the site are 5 recently converted barn style homes with this opportunity completing the agricultural to residential transition for the area.

Cheffins acted for the sale of the adjacent barns, please contact the New Homes department to discuss potential resale values

Planning

22/03966/FUL | Full planning permission for the conversion of agricultural building to 2 No. houses, amended access, and associated works granted in November 2022.

Plot 1 consists of a 5 bedroom home at over 2,900sqft. Plot 2 will be a 4 bedroom home at over 2,400sqft. Both units have been carefully designed and offer bespoke accommodation with stunning rural

outlooks.

Cheffins Planning Department acted on the approved application and welcome the opportunity to discuss onward planning matters.

Location

Kingston is a small, picturesque village in South Cambridgeshire. It is a charming and tranquil community steeped in history. Located about 7 miles west of Cambridge, it features fantastic countryside views, traditional cottages, and a close-knit population. The village is home to St. Andrew's Church, serving as a reminder of Kingston's historical roots, and the Village Hall where events are held such as pilates, 'coffee, tea and chats', pub nights, tea parties and many more, helping the village to be a vibrant hub of local life. It further benefits from strong transport links to London, with Royston only a 20 minute drive away. From Royston, there are three trains per hour, making the commute both convenient and efficient.

AGENTS NOTES

Tenure – Freehold
Council Tax Band – N/A

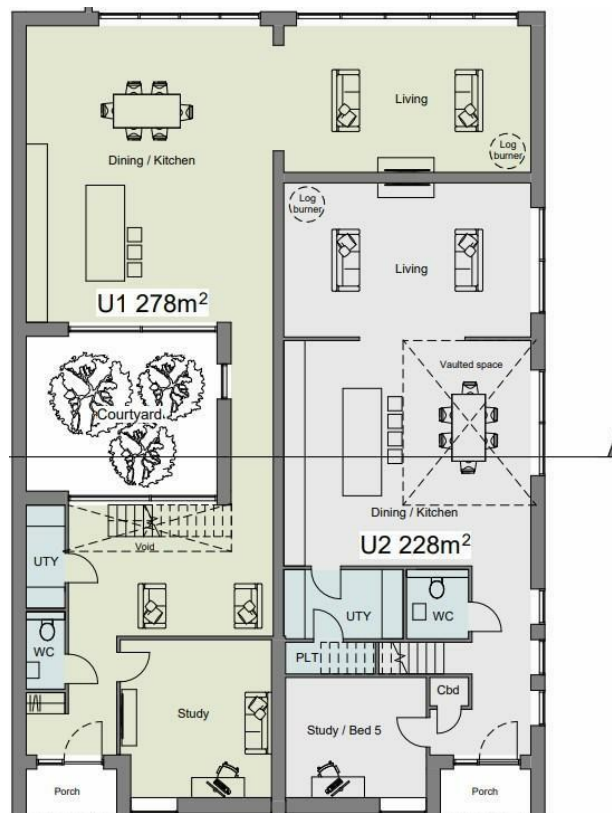
UTILITIES/SERVICES

Purchaser to investigate connections
Broadband – Fibre available
Mobile Signal/Coverage – ok

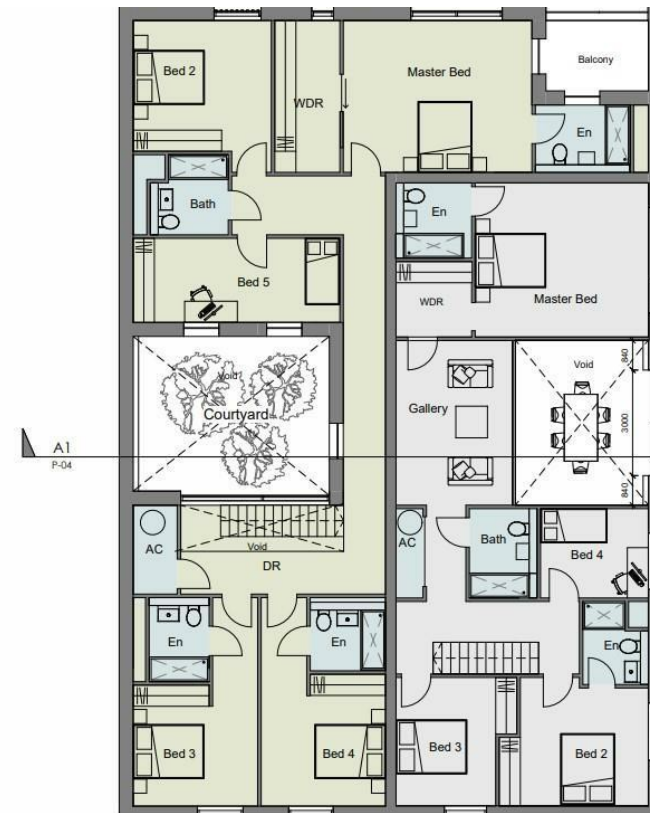
Flood Risk – None noted
Rights of Way, Easements, Covenants – None noted
Conservation Area – No
Planning Permission – Full







Ground Floor Plan
1:100



First Floor Plan
1:100

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£600,000

Tenure - Freehold

Council Tax Band -

Local Authority -

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>.

1-2 Clifton House Clifton Road, Cambridge, CB1 7EA | 01223 271999 | 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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