



King Street, Cambridge, CB24 8QD

CHEFFINS

King Street

Rampton, Cambridge,
CB24 8QD

- Exceptional Development Opportunity (STP)
- Plot Of Approx 0.83 Acre
- Tranquil Village Location
- Excellent Links To Cambridge

An excellent opportunity to acquire a parcel of land extending to approx. 0.83 acre offering significant development potential and renovation/redevelopment of the existing detached property (STP)



Guide Price £800,000





LOCATION



Existing Property

The current property requires full refurbishment/redevelopment and is briefly comprised of:

Entrance hallway leading to kitchen/breakfast room with door leading to garden room and further door leading to utility room and access to rear garden. There is also a living Room to the front with bay window. Stairs leading to first floor landing with 3 bedrooms and family bathroom.

Approx. overall GIA- 1186 sq.ft (110 sq.m)

Location

The site is accessed off King Street.

Rampton, is a picturesque village around 7 miles north of Cambridge with a well-maintained village hall and recreation ground and traditional village pub. Further shopping and healthcare facilities are easily accessible in nearby villages including Willingham and Cottenham. Transport links include local bus

services connecting Rampton to Cambridge and neighbouring villages. The village is also a short drive from the A14 and M11, providing convenient access to regional transport networks and major routes.

Potential Development

The existing property has all mains services connected. The adjacent plot offers an excellent opportunity for development subject to the necessary planning consents.

Please contact Christina Green or Sam Harding for more information on new homes pricing in the area- 01223 271999 christina.green@cheffins.co.uk sam.harding@cheffins.co.uk

Planning

The site is located within the Rampton Development Framework as identified on the Rampton Policies Map (September 2018).

Rampton is designated as an 'Infill Village' in the South Cambridgeshire Local Plan (September 2018)

The site is not located adjacent to or within the designated Rampton Conservation Area and there are no Listed or Curtilage Listed Buildings on

site. N.B. prospective purchasers should rely on their own enquiries.

Cheffins planning department would expect to be retained as planning consultant for the development of the site.

Please contact Edward Clarke to discuss any planning queries: edward.clarke@cheffins.co.uk 01223 271 958.

Method of Sale

The site is offered for sale by informal tender with subject to planning and unconditional offers invited for consideration by 5pm Thursday 10th July 2025. Please email offers to christina.green@cheffins.co.uk

Material Information

Existing property:

Mains electricity and drainage

Tenure- Freehold

Local Authority- South Cambs District Council

Council Tax Band- D

Conservation area- No

Flood Risk- No

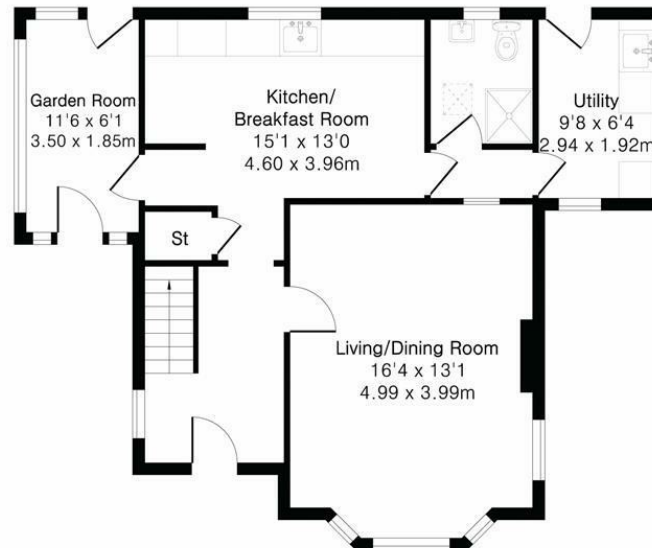
Plot Of Approx 0.83 Acre



Approximate Gross Internal Area 1186 sq ft - 110 sq m

Ground Floor Area 681 sq ft – 63 sq m

First Floor Area 505 sq ft – 47 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B		
(59-80) C		
(51-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £800,000

Tenure – Freehold

Council Tax Band –

Local Authority –



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

