



65, Orchard Road Melbourn, Royston, SG8 6BB



## Residential Development Opportunity

### 65 Orchard Road

Melbourn

Royston

SG8 6BB

**£1,250,000**

- Planning consent was granted on 5th March 2025.
- Offers invited for consideration by 15th May 2025
- Prime South Cambridgeshire Village.
- 6 units total - 1x refurbishment and 5x new homes.



## Location

The opportunity is on the corner of Orchard Road and Maple Way in central Melbourn. The site is accessed from Orchard Road.

Melbourn is a vibrant English village located in the southwest of Cambridgeshire, just 3 miles from Royston and 11 miles from the city of Cambridge. The village offers a wide range of amenities, including a pharmacy, two village shops, a doctor's and dentist's surgery, two churches, two pubs and a restaurant. There are also multiple parks and numerous clubs and groups catering to all ages. In terms of education, Melbourn boasts a variety of preschool options, as well as both a primary and secondary school within the village.

The village's close proximity to Royston and Meldreth provides easy access to additional amenities, such as the mainline train stations with frequent, fast services to Cambridge and London Kings Cross. Royston also offers a leisure center, sports clubs, dentist surgeries, and highly regarded schools for all ages. The A1M and M11 can be accessed via the A10/A505 meaning both London Stansted and Luton airports are also easily accessible.

## New Homes

Please contact Cheffins New Homes team for more information on the local market and resale values in the area.

The consent permits the following approximate size units:

Existing - 1,700sqft

Plot 1 - 1,400sqft

Plot 2 - 1,400sqft

Plot 3 - 1,340sqft

Plot 4 - 1,340sqft

Plot 5 - 1,700sqft

All units are proposed to be detached.





Proposed Dwellings



## Planning

Planning consent was granted on 5th March 2025 (Reference 24/02322/FUL) to approve 'alterations to no. 65 Orchard Road and demolition of existing garage. Construction of 5 no. dwellings to land rear of no. 65 Orchard Road and associated access from Orchard Road.'

The Biodiversity Net Gain (BNG) Assessment that accompanies the planning approval sets out a requirement for an additional 4.38 units must be generated as part of the proposed development either through onsite or offsite provision. The proposed units must comprise a minimum of 0.02 units of scrub and 3.49 units of individual trees, or alternatively through any habitats of high or very high distinctiveness categories.

No CIL.

No Section 106.

## Agent Notes

**Council Tax Band:** TBC

Fibre Broadband Available in the village. Connection to be made by purchaser

**Mobile Signal/Coverage:** OK

**Flood risk:** No

**Conservation Area:** Yes

The purchaser is required to consider service connections and capacity . Fibre broadband is noted as available in this area.

**Wayleaves, easements, covenants:** The site is sold subject to all wayleaves, easements, covenants and rights of way, whether or not disclosed.

**Anti Money Laundering:**

The successful bidder will be required to provide information to satisfy the anti money laundering (AML) requirements when Heads of Terms are agreed.

**Method of Sale:**

The site is offered for sale by informal tender with offers invited for consideration by 15th May 2025.

**Viewing and Further Information:**

Viewings are strictly by appointment only to be arranged through the selling agent:

Cheffins Development

Telephone: 01223 271999

Email: [development@cheffins.co.uk](mailto:development@cheffins.co.uk)

