

Development Opportunity at Cottenham Road, Cambridge, CB24 9ET

CHEFFINS

CHEFFINS

Development Opportunity at Cottenham Road

Histon, Cambridge,
CB24 9ET

Guide Price
£1,200,000









Details

On 19th June 2026, detailed planning consent was granted under Greater Cambridge Shared Planning Reference 25/03520/FUL for demolition of existing dwelling and the erection of four dwellings and associated infrastructure.

The site comprises a residential plot measuring 7200m² (0.7 acres) of which half comprises the proposed site (0.36 acres).

Accommodation is comprised of-

Plot 1- 5 bed detached- 198 m²
Plot 2- 3 bed detached- 106 m²
Plot 3- 4 bed detached- 175 m²
Plot 4- 4 bed detached- 175 m²

Each property benefits from garaging/covered parking.

The properties have been designed with careful consideration and blend seamlessly into the existing area. The site enhances key areas of the local landscape and the buildings are in keeping with the character of the area and connect with the countryside to the rear. The materials chosen further enhance the quality of the homes including timber framed casement windows, stainless steel gutters and downpipes and clay tiled roofs.

For new homes values in the area please contact Cheffins New Homes team

The Site

The access to the site is a single entrance by dropped kerb off Cottenham Road. An existing hard landscaped driveway leads up to a chalet style bungalow. To the rear is a large garden and field beyond. The property has an independent right of way over the lane to the north which allows access to the field at the eastern edge of the site.

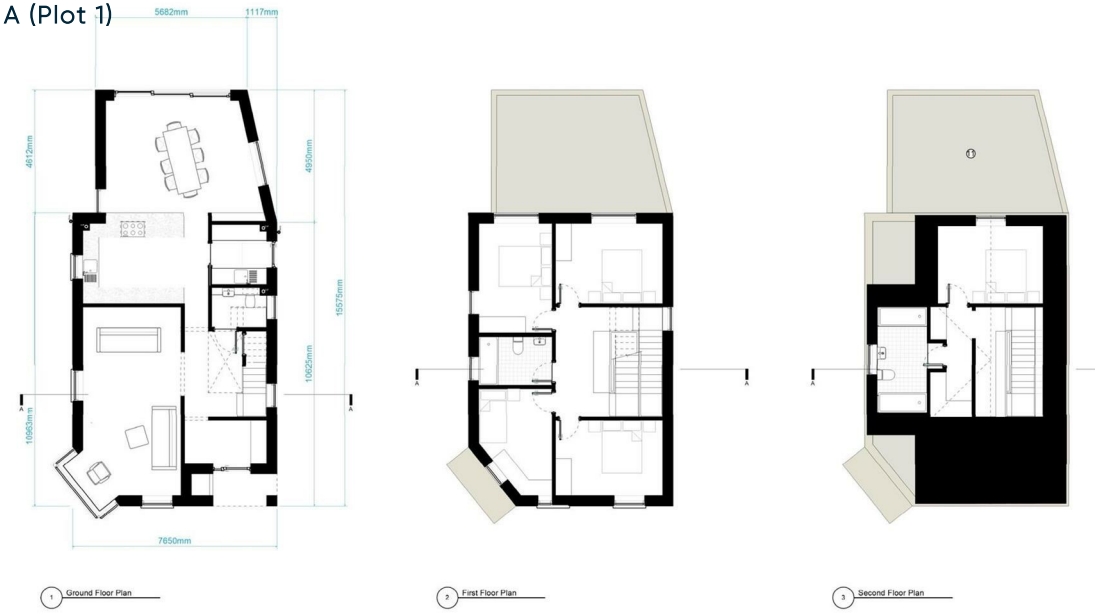
Location

The highly sought-after and most desirable village of Histon, just outside of Cambridge, offers an excellent range of amenities, including a variety of independent shops, cafés and pubs along Histon's High Street, as well as a Tesco & Co-op supermarket, post office, pharmacy and library. Histon is also well served by highly regarded primary and secondary schooling, including Histon & Impington Infant School, Junior School and Village College.

The area benefits from an abundance of green spaces and recreational facilities, with nearby village recreation grounds, children's play areas and access to open countryside. The Guided Busway is close by, providing a direct and traffic-free cycle and pedestrian route into Cambridge, while Cambridge North Railway Station, the Science Park and the A14 are all readily accessible.

Proposed Floor Plans

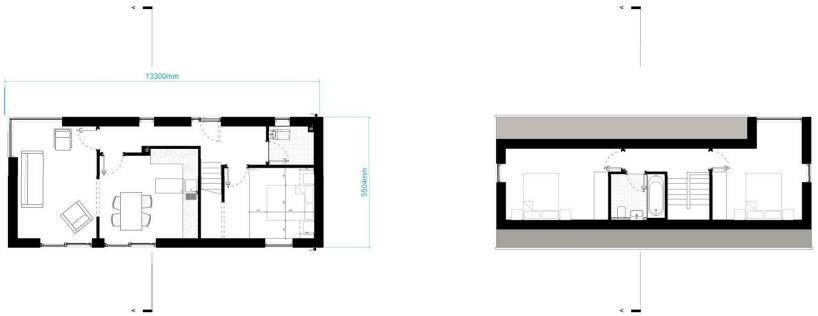
House Type A (Plot 1)



House Type B (Plots 3 & 4)



House Type C (Plot 2)



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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

CHEFFINS