

RECTORY FARMHOUSE AND BARN LITTLE SHELFORD, CAMBRIDGE



Attractive Farmhouse and Traditional Farm Building with Consent for Three Dwellings.

Property Summary

- Attractive four-bedroom farmhouse.
- Flint barn with planning permission for three residential units (Reference 25/04936/PRIOR) along with the demolition of part.
- Spacious private garden.
- Located on the outskirts of Cambridge.
- Set in approximately 1.57 acres as a whole.

Distances

(All distances are approximate)

- Whittlesford 2 miles
- Great Shelford 2 miles
- Cambridge 6 miles

For sale by Private Treaty as a whole

Enquiries

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[Please read Important Notice on page 9.](#)

**RECTORY FARMHOUSE
AND BARN
LITTLE SHELFORD,
CAMBRIDGE, CB22 5EU**





Introduction

Rectory Farmhouse and Barn provide a buyer an exciting opportunity to purchase a dwelling with an opportunity to develop the traditional barn situated adjacent to the Property. This site is conveniently located between the sought-after villages of Little Shelford and Whittlesford, with excellent access to local amenities, transport links and to the City of Cambridge.

Location and Situation

Rectory Farmhouse is exceptionally well located, set in the open countryside, just one mile south of the village of Little Shelford, and 1.5 miles north of the village of Whittlesford. The Property is well connected, situated just a short distance from the City of Cambridge, as well as the M11, providing quick access to the wider national road and rail network. The Property is accessed directly off Whittlesford Road.

Whittlesford Parkway railway station is under 3 miles away from the Property and provides regular, direct, services into Cambridge, London Liverpool Street and Stansted Airport. Whittlesford Parkway offers trains to London Liverpool Street in 65 minutes or from Cambridge Station to London Kings Cross in 48 minutes.

Both villages of Little Shelford and Whittlesford benefit from an array of amenities including multiple, well-regarded pubs, cafes, farm shops, Little Shelford Village Pavillion, and an established network of walking trails.

Within six miles of the Property, Cambridge offers a wider range of local amenities including museums, sport facilities, shopping and dining, extensive green space and Health Care services. Addenbrooke's Hospital is located 4.5 miles north of the Property. The local area provides a number of highly regarded schools and world-renowned educational institutions including Cambridge University.

PROPERTY DESCRIPTION

Rectory Farmhouse

Rectory Farmhouse is an attractive residential property constructed of brick and render under a slate roof. The east façade is characterised by large sash windows, allowing plentiful natural light and views overlooking the open countryside and the private garden.

The accommodation extends to 2,326 sq.ft. / 216 sq.m. and is currently let under a Assured Periodic Tenancy (APT) generating £18,600 per annum.

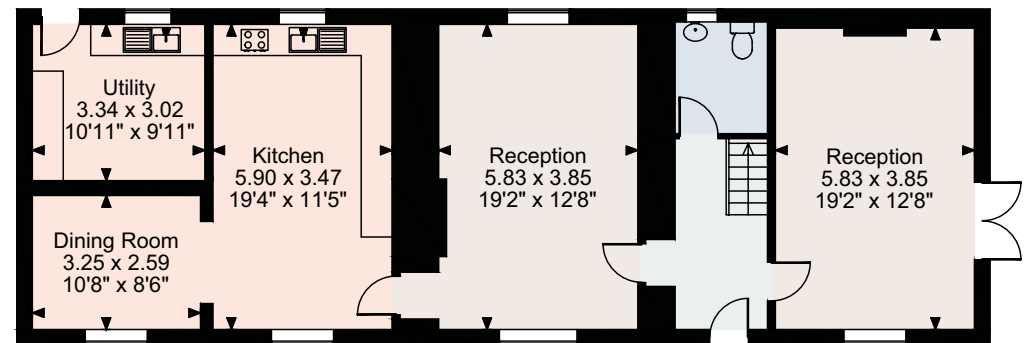
At ground level, the farmhouse comprises a family kitchen, utility room, dining room, two reception rooms and a bathroom. The first floor comprises four bedrooms, including two ensembles, and a family bathroom. The house embodies the charm of a traditional farmhouse and offers generous family living spaces, benefitting from multiple entrances into the main house and utility room. The southern reception room opens to south facing views of the garden and countryside.

There is a timber frame garage situated to the east of the farmhouse. There is a possibility to demolish this building to allow space for a separate access to the barn development (subject to relevant consents).

The Property offers significant potential for refurbishment and improvement, providing an excellent opportunity to enhance, modernise or reconfigure the existing accommodation to suit individual requirements. The house is situated in a generous plot and has scope to extend (subject to planning).



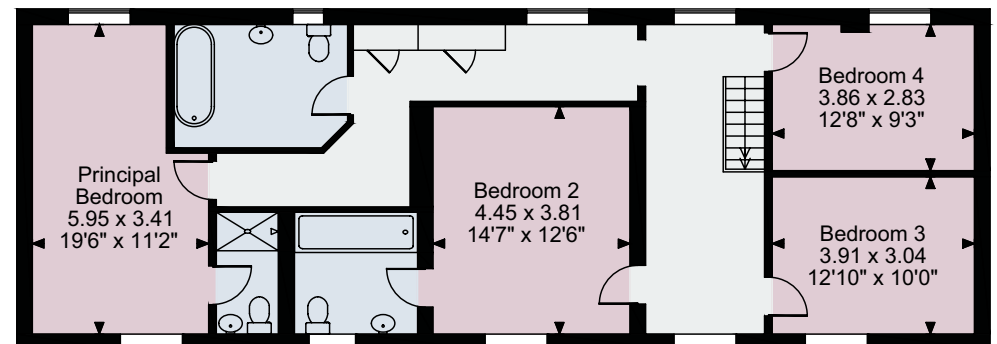
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.



Ground Floor



First Floor











Former Granary

Adjacent to the Farmhouse is the former granary. The L-shaped barn comprises a timber frame construction of part brick and part flint under a part slate and part clay tiled roof.

The barn benefits from a residential consent under Class Q Permitted Development rights (ref: 25/04936/PRIOR) for change of use and conversion into three residential dwellings, and the removal of the derelict southern wing. The removal of this section will create additional space between the house and the barn conversions. The existing footprint and elevations have been strategically designed to provide a range of well-proportioned dwellings, each with two off-road parking spaces and secure cycle storage.

Unit 1 will comprise a spacious single storey dwelling, complete with a sociable open plan family kitchen, dining room and lounge, a private study, a master bedroom with an ensuite, two double bedrooms and a family bathroom.

Units 2 and 3 benefit from two storeys. The ground floors comprise a family kitchen, open plan lounge and dining room, private WC and the master bedroom with an ensuite. The first floor will offer two bedrooms; a single and a double, a family bathroom and ample storage space.

All three dwellings will benefit from bifold doors on the ground floor, opening onto southeast facing private amenity space and gardens.

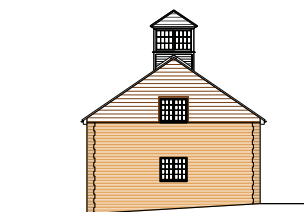
The existing building extends to approximately 414.6 sq.m. (4462.8 sq.ft.). The total gross internal area for all three units is 431.3 sq.m. (4,642.51 sq.ft.).

The details of the approved development are set out in the table below and by the floorplan drawings.

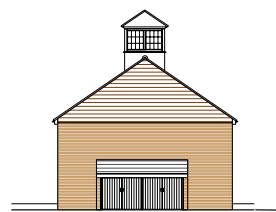
Property	No. Bedrooms	Size (Sq.m.)	Size (Sq.ft.)
Unit 1	3	135.7	1,460.7
Unit 2	3	149.6	1,610.3
Unit 3	3	146.0	1,571.5



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Proposed North East Elevation



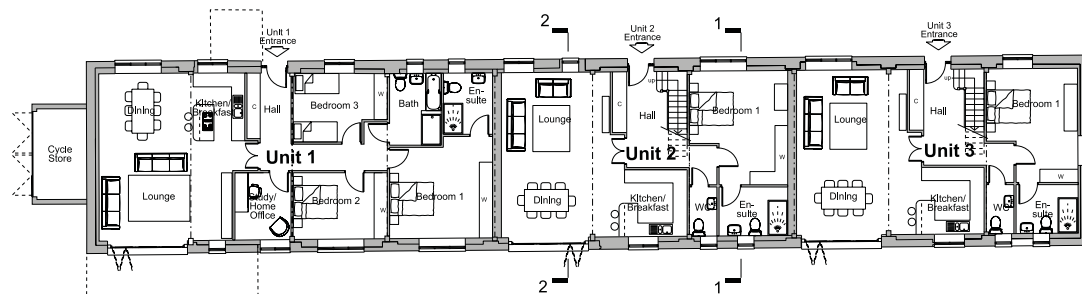
Proposed South West Elevation



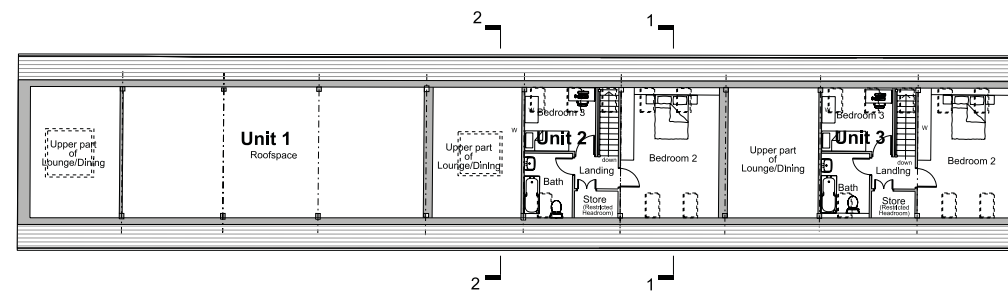
Proposed South East Elevation



Proposed North West Elevation



Proposed Ground Floor



Proposed First Floor

0 5 10m
Scale 1:100 @ A1



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

Tenure & Possession

Rectory Farmhouse is for sale freehold subject to a Assured Periodic Tenancy (APT). The remainder of the property is sold with vacant possession.

Property	Tenancy	Start	Termination	Rent
Rectory Farmhouse	APT	26 December 2018	Periodic	£18,600 pa (£1,550 pcm)

Method of Sale

The Property is for sale by Private Treaty as a whole.

Planning

The Property is within the jurisdiction of South Cambridgeshire District Council.

The former granary barn at Rectory Farm benefits from Prior Approval under Class Q Permitted Development rights, for the change of use and conversion into three dwellings under planning reference 25/04936/PRIOR. Consent was granted on 11th February 2026. Further information is available from the selling agent.

The full details of the planning consent can be found on the South Cambridgeshire planning portal using the planning reference.

Services

Rectory Farmhouse benefits from mains electricity, mains water, mains drainage and electric heating.

The traditional barn is connected to mains electricity.

Outgoings

Rectory Farm is within Council Tax Band G. Council Tax payable for 2025/26 is £2,975.70.

Wayleaves, Easements & Rights of Way

The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars.

The Purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the Property.

Registered Title

The land is registered under the Title Number CB88498.

Aerial Video



Please scan the QR code or click this [LINK](#):

Internal 360 tour



Please scan the QR code or click this [LINK](#):

360 View



Please scan the QR code or click this [LINK](#):

Value Added Tax

Should any sale of the farm, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax will be payable by the purchaser in addition to the contract price.

Energy Performance Certificate

Rectory Farm has an energy rating of E.

Solicitors

Tees Law
Campus, 3 Journey, Castle Park, Castle St,
Cambridge, CB3 0AY
Ref: Alex Waples

Postcode

The postcode is CB22 5EU.

What3words

The location of the entrance to the Property is ///hence.circulate.revise

Viewings

Viewing and access to the Property is strictly by appointment with Bidwells. Please call Ruth Bonner on 07443 350780.

Anti-Money Laundering

To comply with the Money Laundering Regulations 2017, once an offer is accepted the Purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

Local Authorities

South Cambridgeshire District Council:
South Cambridgeshire Hall, Cambourne Business Park,
Cambourne, Cambridge, CB23 6EA.
Tel: 01954 713 000

Timber, Sporting & Mineral Rights

These included in the sale in so far as they are owned.

Boundaries

The red line sale plan is for indicative purposes only, a GPS survey will be completed, and the sale boundary will be marked on the ground.

The Vendors and the Vendors' agent will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The Purchasers will have to satisfy themselves as to the ownership of any boundaries.

Fencing Obligations

Purchaser(s) and their successors will be required to erect (specification to be agreed) and forever maintain to the reasonable satisfaction of the Vendor or the Vendor's agent a boundary fence on eastern, southern and western boundary of the property (shown on the plan with 'T' marks).

The Purchaser(s) shall not erect or install any form of gate, stile or other such openings of means of accessing the retained land.

The Purchaser(s) and their successors shall be responsible for the repair and maintenance of the boundaries shown marketed with an inward facing 'T' on the sale plan.

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The Purchasers will be deemed to have satisfied themselves of the Property as scheduled.

Health & Safety

Given the potential hazards of a working farm and its associated machinery we would ask you to be as vigilant as possible for your own personal safety when making an inspection of this Property.

Photographs, Fixtures & Fittings

The photographs in these particulars were taken in April 2026. Only those fixtures and fittings described in the sale.

The computer-generated image on the front page is an artist's impression of the development and may not accurately reflect the final appearance, layout, boundary position or finishes of the property.

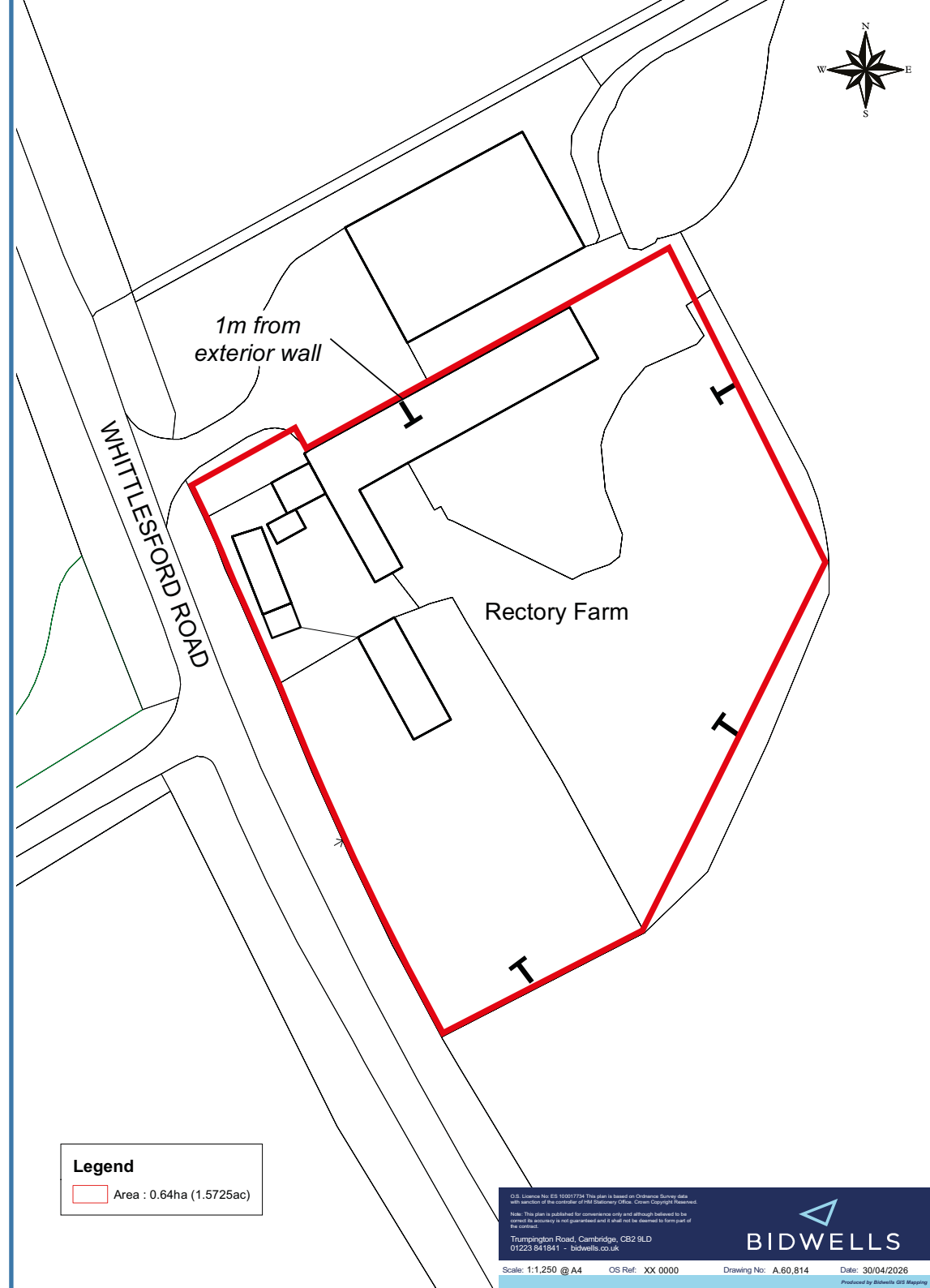
Date

These particulars were prepared in May 2026.



Important notice

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