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Land at Fowlmere Road, Thriplow, SG8 7RN

Consented Residential Development Opportunity





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Key Highlights

- Development site approx 1.23ha (c. 3.039 acres) located on the south-western side of the village of Thriplow
- With the benefit of a detailed planning consent for the erection of 26 homes (Ref: 24/04140/FUL).
- Section 106 has been completed.
- 40% affordable housing mix being 1 and 2 bedroom properties. Under offer at £1.9m on a 'golden brick' basis.
- The homes provided range from 2 through to 4/5 bedroom properties with views over the village green and open countryside.
- GDV £18.548M inc affordable.
- Site price £5.0m.

Site Description

The site currently has an open frontage to Lodge Road, which is a minor rural road. There are lovely countryside views surrounding the site. It is located within the administrative area of South Cambridgeshire District Council in the village of Thriplow.

Location

Thriplow is a most attractive and unspoilt village situated about 8 miles south of Cambridge and about 7 miles east of Royston. Local facilities include community owned public house/restaurant, community run shop and highly regarded Church of England primary school, cricket field and pavilion, play park, village hall and village green. Thriplow is famous for its annual daffodil weekend, a tradition started in 1969.

London commuters are well served by road or rail:

- * M11 Junction 10 about 2 miles away
- * Whittlesford station about 4 miles away
- * Royston station about 7 miles away - to King's Cross in approx 38 minutes
- * Cambridge Central Station approx 8 miles away - to King's Cross & Liverpool Street in approx 52 and 67 mins respectively.



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Planning

Planning permission (Ref: 24/04140/FUL) was granted by South Cambridgeshire District Council on 13th August 2026 for the demolition of the existing grain store and erection of 26 dwellings, together with associated access, landscaping and infrastructure. The Section 106 Agreement, dated 7th August 2026, has been completed, securing contribution of £252,765.73 (index-linked) alongside a policy-compliant 40% affordable housing mix, which is under offer to a Registered Provider at £1.9m on a “golden brick” basis.

Section 106

The Section 106 contributions based on the proposed mix is £252,765.73, index linked. A copy of the Section 106 Agreement dated 7th August 2026 is available in the Information Pack.

CIL

South Cambridgeshire District Council do not currently have an adopted Community Infrastructure Levy (CIL) charging schedule.

Technical

Ground Investigation & Demolition

A new phase II ground investigation by JP Chick & Partners Ltd has been completed and is available in the Information Pack. A Geo-Environmental report was issued 14th August 2026 which found that the ground consisted of gravelly clay, chalk bedrock and made ground. As for contamination, the main risk identified was for localised hydrocarbon contamination and asbestos fibres present in the made ground. A mitigation strategy is provided.

Recent demolition quotes are available with consideration given for asbestos removal. Demolition budget £94,000.

A comprehensive package of technical due diligence has been undertaken to support the consented scheme, summarised below. Full reports are available within the Information Pack.

Flood Risk

Zone 1.

Ecology

Impact Assessment shows no major issues.

Arboricultural

Impact Assessment is available in the Information Pack. Retention of trees has been accounted for in the consented design.

Noise

Impact Assessment is available in the Information Pack.

BNG

Technical Assessment estimates cost for offsite at £34,680.

Utilities

Electricity - New sub station will be required and connection to retained farm buildings.

IT - BT infrastructure available on Fowlmere Road.

Water - Cambridge Water infrastructure available in Fowlmere Road.

Surface Water Drainage - See drainage strategy.

Foul Drainage - Planning condition requires agreement with LPA as to the connection. S106 has been submitted to discharge this condition.

Lodge Road

The vendor is due to carry out the works to Lodge Road to discharge the planning condition. Should this not be complete then a retention of £100,000 (the value of these works) will be held in escrow until completion or used to complete these works.



Accommodation

The consented scheme comprises 16 open market dwellings and 10 affordable units (40%) ranging from 2 to 4/5 bedroom properties providing a mix of terraced and detached homes of sizes from 1195 sq ft to 2691 sq ft.

A detailed pricing appraisal along with comparable properties is available from Bidwells New Homes, please contact them for these details.

Tenure

The site is owned freehold under registered titles CB187897 and CB483228 and is offered for sale with vacant possession upon completion. It should be noted that under the terms of the option, the vendor has 12 months to vacate. The vendor has indicated that this is likely to be Q1 2027.

Disposal

Bidding Guidelines

- Bidding parties are required to clearly set out the proposed Purchase Price (OIRO £5m) and payment profile within their proposal.
- A deposit of 10% of the Purchase Price will be payable upon exchange of contracts.
- Vacant possession will be available by August 2027.
- Company acquisition - Bidding parties are to acknowledge they are buying the SPV thus saving SDLT which should be reflected in the bid. VAT not applicable.
- Condition - Bidding parties should set out any conditions within their proposal.

Information Pack

An Information Pack is available upon request. Interested parties will be deemed to have submitted proposals in the full knowledge of all documents within the information pack.

Viewings

The Site can be viewed from the public highway and access road. Parties wishing to walk the boundaries are required to make a prior appointment with Bidwells using the contact details below. Parties should take due care for their own personal safety when inspecting the Site.

Wayleaves, Easements, Covenants and Rights of Way

The Site is being marketed subject to and with the benefit of all wayleaves, easements, covenants and rights of way, whether or not disclosed. We are not aware of any Public Rights of Way within the Site boundary.





Sale Process

Proposals should be clearly marked 'Lodge Road, Thriplow' and submitted by email to david.bentley@bidwells.co.uk and joel.bentley@bidwells.co.uk. Our client reserves the right to reject any or all offers received.

Offers are to be submitted in writing before 12 noon on Friday 16th October 2026.



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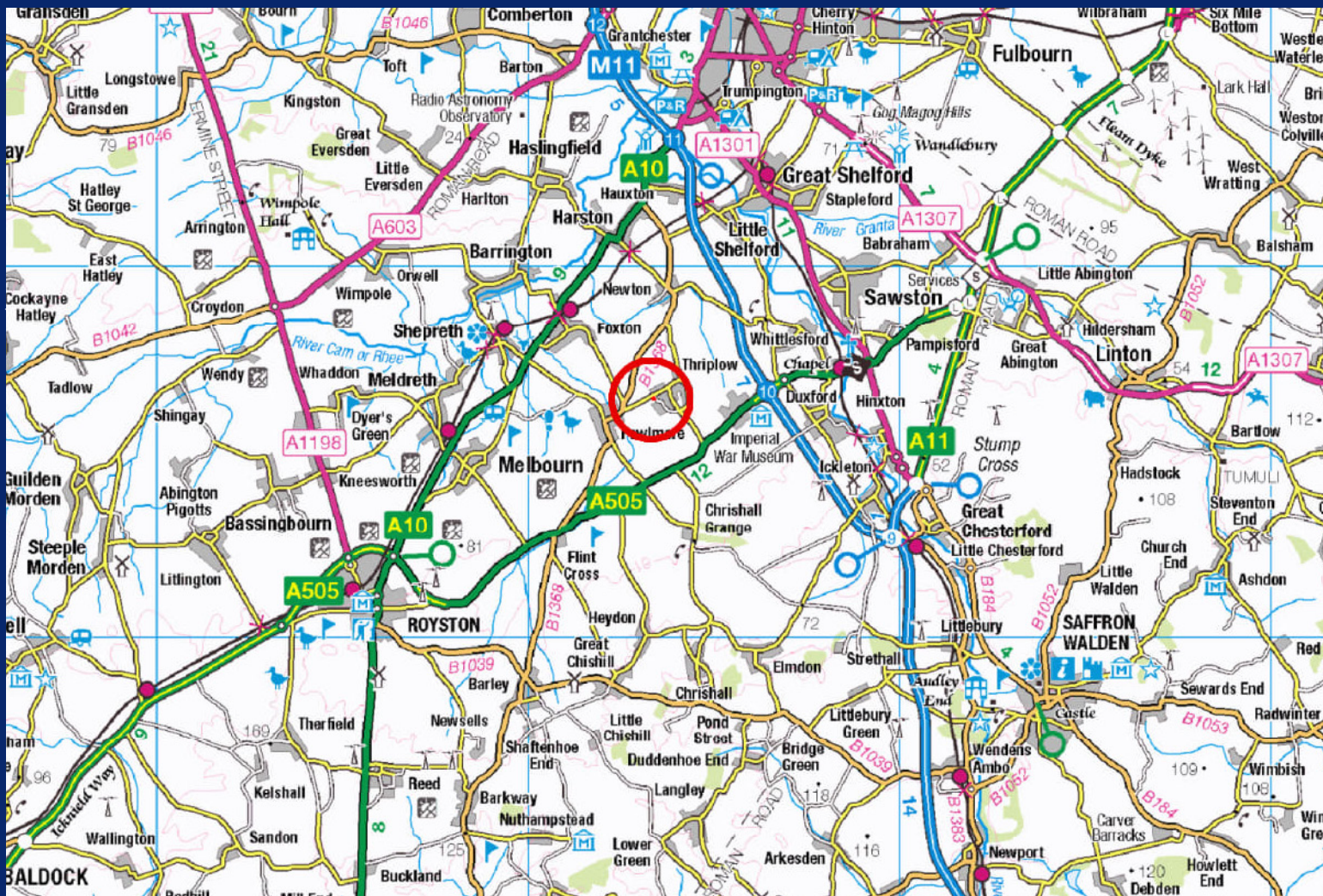
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