



Land Adjacent to 12, Fenny Lane, Meldreth

Meldreth

Guide Price £350,000





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A Meldreth plot with full planning for a 2,208 sq ft single-storey 4-bed home, detached annexe and garage — station village, build package available.

- Building Plot With Full Planning Permission Granted
- Approved For A Single-Storey 4-Bedroom Detached Home
- Consented Scheme Includes A Detached Annexe
- Detached Garage And Driveway Parking In Approved Design
- Main House Extends To 2,208 Sq Ft
- Private Garden Of Approximately 406.8 Sqm
- Principal Bedroom With En-Suite Plus Three Further Doubles
- Full Plans And CGIs Available On Request
- Build Package Available By Separate Negotiation
- Sought-After Meldreth With Direct Rail To Cambridge And London

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Property Insight

A rare opportunity to build in one of South Cambridgeshire's most sought-after villages: a standalone building plot on Fenny Lane, Meldreth, with full planning permission already granted for a substantial single-storey four-bedroom home, a detached annexe and a detached garage. The consent is in place and validated, removing the biggest hurdle in any self-build, and the approved scheme extends to 2,208 sq ft of well-considered single-level accommodation in the main house alone — you could begin building right away!

The permitted design centres on a large open-plan kitchen and living space running the width of the house, with sliding doorsets opening onto the garden and roof lights drawing daylight deep into the room. A separate snug provides a quieter reception space off the entrance lobby, and a utility room keeps the working side of the home apart from the living areas. The layout places the principal bedroom, with its own en-suite and dressing area, alongside three further double bedrooms, a family bathroom and additional en-suite provision, with generous storage throughout — a practical, single-storey footprint that suits downsizers, families and long-term living alike.

Beyond the main house, the approved self build scheme includes a detached annexe offering flexible ancillary accommodation — ideal for multi-generational living, a home office or guest space — and a detached garage with parking. The plot benefits from a private garden of approximately, a patio adjoining the house, and enhanced planting throughout the site, giving the finished home genuine established greenery from the outset. A build package may be available by separate negotiation for those who would prefer support taking the approved scheme through to completion. Full plans on request. A rare and genuinely deliverable project in a premier Meldreth location.







GROUND FLOOR- PLOT 1

GIA- 205.2m² (2,208sq.ft)

Single Storey, 4Bedroom, 8Persons



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