



**BLACKSMITHS LANE, SHUDY CAMPS, CB21**

**Carter Jonas**

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The Oaks presents a rare opportunity to acquire a versatile development site situated on Blacksmiths Lane, on the edge of the village of Shudy Camps.

The site currently benefits from planning permission for the demolition of the existing dwelling and outbuildings and the erection of two three bedroom bungalows with associated garages and access, offering immediate development potential in a highly desirable countryside setting.

Beyond the consented scheme, the size and configuration of the plot may offer scope for alternative or additional development, subject to planning.

The location combines the appeal of a rural Cambridgeshire village with convenient access to nearby market towns and Cambridge, making it suitable for a range of residential development options, from private homes to small scale schemes.

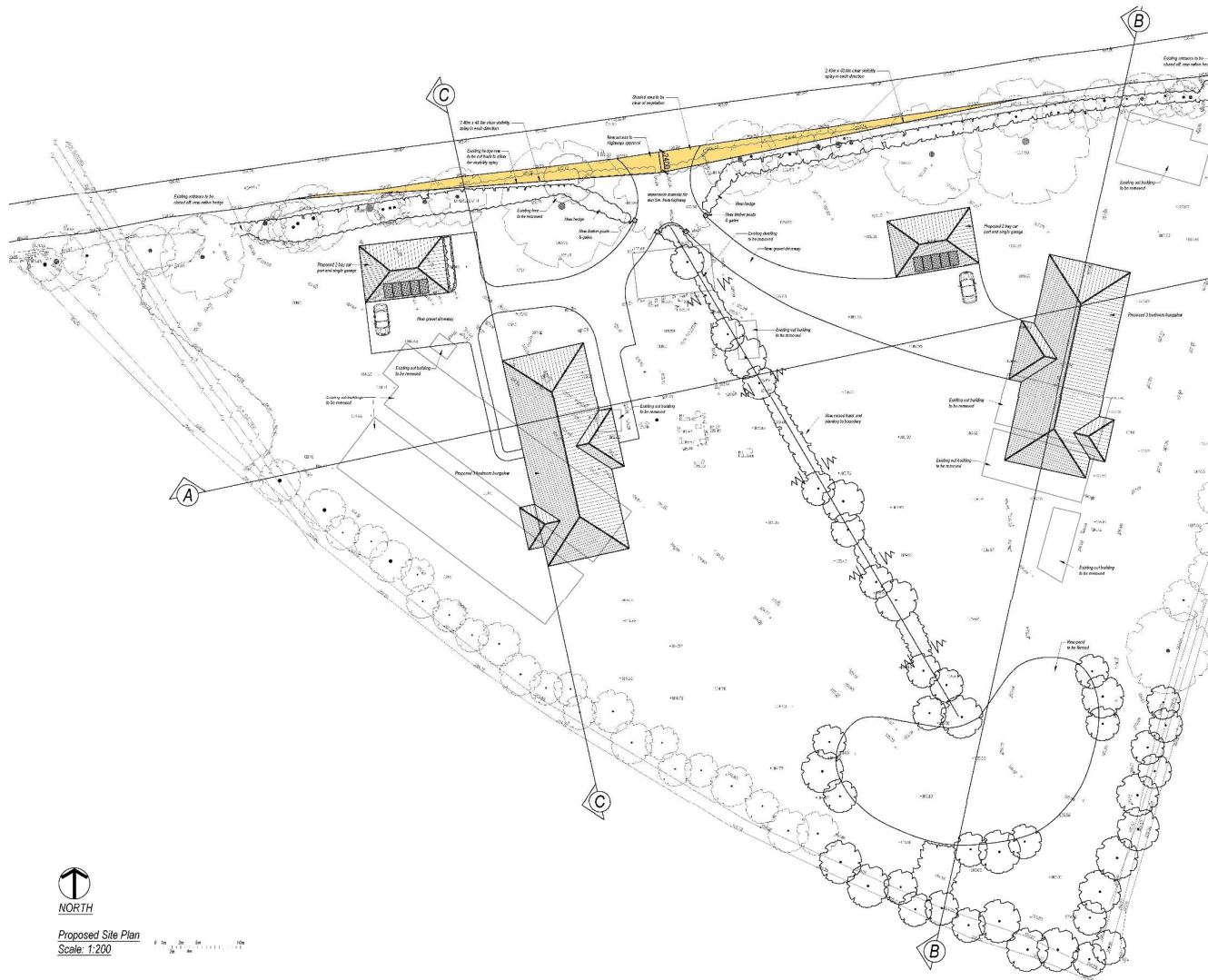
## Location

Shudy Camps is a well-regarded Cambridgeshire village, surrounded by open countryside yet conveniently placed for access to key commuter routes. The village benefits from local amenities including a village hall, church and access to nearby services in Linton, which offers a wider range of shops, cafés, primary and secondary schooling, and health facilities.

Transport links are excellent, with the A1307 providing direct access to Cambridge (approximately 14 miles) and Haverhill (approximately 6 miles). Whittlesford Parkway and Audley End stations offer rail services to London Liverpool Street and Cambridge. Schooling in the area is well regarded, with options including Linton Village College and a variety of independent schools within easy reach.

## AN ATTRACTIVE PARCEL OF LAND IN A RURAL YET ACCESSIBLE SOUTH CAMBRIDGESHIRE LOCATION, BENEFITTING FROM PLANNING PERMISSION FOR TWO WELL PROPORTIONED THREE BEDROOM BUNGALOWS.





## Planning Permission

Planning permission has been granted on appeal for:

Demolition of existing dwelling and industrial buildings  
 Erection of two x three-bedroom bungalows with associated garages and alteration of access

Planning Reference: 21/02235/FUL  
 Local Planning Authority: South Cambridgeshire District Council  
 Decision: Allowed on appeal – March 2023

Further information, including planning documents and appeal decision, is available upon request.

## Further Information & Viewings

For further details or to discuss the development potential of the site, please contact:

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