



LONG ROAD, CAMBRIDGE, CB2
£1,400,000

Carter Jonas

LONG ROAD, CAMBRIDGE, CB2 8HE

A RARE OPPORTUNITY TO ACQUIRE A BUILDING PLOT WITH FULL PLANNING PERMISSION FOR A GENEROUS SELF/CUSTOM BUILD DETACHED DWELLING IN A HIGHLY DESIRABLE LOCATION.

THIS REPRESENTS AN EXCEPTIONAL OPPORTUNITY FOR A SELF-BUILDER, DEVELOPER, OR PRIVATE BUYER WISHING TO CREATE A PREMIUM BESPOKE RESIDENCE.

A rare opportunity to acquire a generous 0.21 acre site on one of Cambridge's most sought-after residential roads, benefiting from approved planning permission for the construction of a substantial, detached 5 bedroom family home.

PLANNING PERMISSION SUMMARY

Planning Reference: 25/04036/S73
Decision Date: 3 December 2025
Local Authority: Cambridge City Council

The permission grants a Section 73 variation to amend the previously approved scheme (ref 24/04628/FUL) for a replacement self/custom build detached dwelling with associated bike/refuse store.

VIEWINGS

Strictly by appointment only with the sales agent.

ARCHITECTURAL & EXTERIOR DESIGN

The elevations illustrate a contemporary and high-quality materials palette including:
Proposed brick and stone
Grey aluminium windows and rainwater goods
Dark render
Timber pergola
Sedum/green roof features

APPROVED DWELLING - KEY DESIGN FEATURES

The approved home is a substantial 2storey detached property designed by Cameron Bosque Brookes Architects. Key internal spaces from the architectural plans include:

Ground Floor
Large openplan kitchen (35.5 m²)
Living area (45 m²)
Utility (7 m²)
Boot room (12.5 m²)
Hall (29 m²)
Pantry (4.5 m²)
Bedroom (11.5 m²)
Garage (25 m²)

First Floor
Main bedroom (28.5 m²) with ensuite (10.5 m²) and dresser (8.5 m²)
Additional three bedrooms: 25.5 m², 22 m², 15 m²
Office (11.5 m²)
Two further ensuites and family bathroom
Spacious landing (15.5 m²)

CONDITIONS & REQUIREMENTS

The planning permission is subject to standard and site-specific conditions of which are listed on the Decision Notice. Some of these conditions have already been addressed. Please contact the agents for more information.

SERVICES

It is believed that all services are connected to the property, however interested parties are advised to do their own due diligence.

VAT

It is understood that the vendor has not elected to tax the property. All bids should consider VAT accordingly.

LOCATION

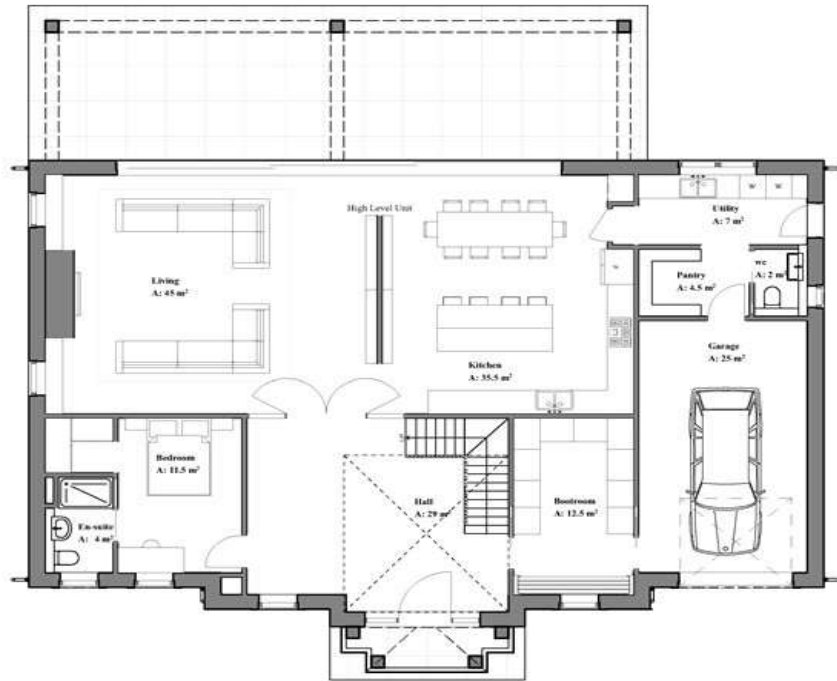
Long Road is located in the south of the city and is well served with amenities including Waitrose supermarket just over 1 mile away, and an abundance of eateries, petrol station and a parade of shops. Addenbrookes Hospital and Biomedical Campus is 1 mile away and is easily commutable by bike or walking along a designated pathway.

Independent schools for all age groups are available in Cambridge city including St Marys, The Perse, St Faith's and The Leys along or just off Trumpington Road/Street which can be reached via a designated cycle route into Cambridge. There are two primary schools in Trumpington which feed into the recently opened Trumpington Community College.

There are many open public spaces in the vicinity including those at Byron's Pool and Grantchester Meadows, Coe Fen and Lammas Land, along with the new country park at Great Kneighton which is situated on the outskirts and to the east of Trumpington.

Long Road lies close to the M11 at Junction 11 which heads south towards Stansted Airport, London and the M25 and north towards A14, A1, M1 and M6. There are regular train services from Cambridge into London from around 50 minutes. There is also a cycle route along the guided bus way into Cambridge.






1:100

Proposed Ground Floor Plan



1:100

Proposed First Floor Plan

 Cameron Bouque Brookes Architects St Fives Cambridge London 01480 301 551 0208 690 62166 info@cbb-architects.co.uk	Status Planning	Title Proposed Ground and First Floor Plans	Rev: P1 09/10/2024	Drawn by: JPH	Checked/Description: Issued for Planning
	Client Name -	Scale 1:100@A3	Date 16/10/2025	Rev: P2 15/10/2025	Updated
Project Address 79 Long Road, Cambridge, Cambridgeshire, CB2 8JH	Drawing Number 25126-1100	Revision P2			



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Scale in square dimensions only. All dimensions are shown in feet unless otherwise stated. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of site or drawings in the property of Cameron Bouque Brookes Architects Limited and copyright is reserved by them. This drawing is issued on the basis that it is not required, used or disclosed by or for any manufacturer without the prior written consent of Cameron Bouque Brookes Architects Limited. This drawing is to be used in respect of the work of the architect and structural sub-contractor drawings and specifications. Contractor shall carry out their own independent site surveys to confirm dimensions. Any discrepancies are to be brought to the designers attention.

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