

FOR SALE

Freehold Development Site
Linton, Cambridge CB21 4NW

Outline Consent for 35,500 sq ft (3,300 sq m) GIA
Flexible Accommodation

DTRE



The Opportunity

A rare opportunity to purchase a freehold development site of approx. 1.6 acres in a thriving village close to the city of Cambridge. Outline consent granted for up to 3,300 sq m (35,500 sq ft) of flexible commercial accommodation.

The building could be erected as a single unit or terrace of smaller units, all suitable for light industrial, assembly, mid-tech or R&D uses.

Use classes E(g)ii/E(g)iii/B2/B8. Ref: 22/04033/OUT

Pre-commencement conditions have been discharged.



Local Amenities

The village of Linton is just 9 miles south-east of Cambridge. It lies a short distance from the A11/M11 junction and Granta Park campus. The site forms part of an established and attractive commercial campus just off the A1307.

The village boasts a number of amenities including:



Coffee shop



Co-Operative store



Gym



Health centre



Library



Police station



Post office



Primary and secondary schools

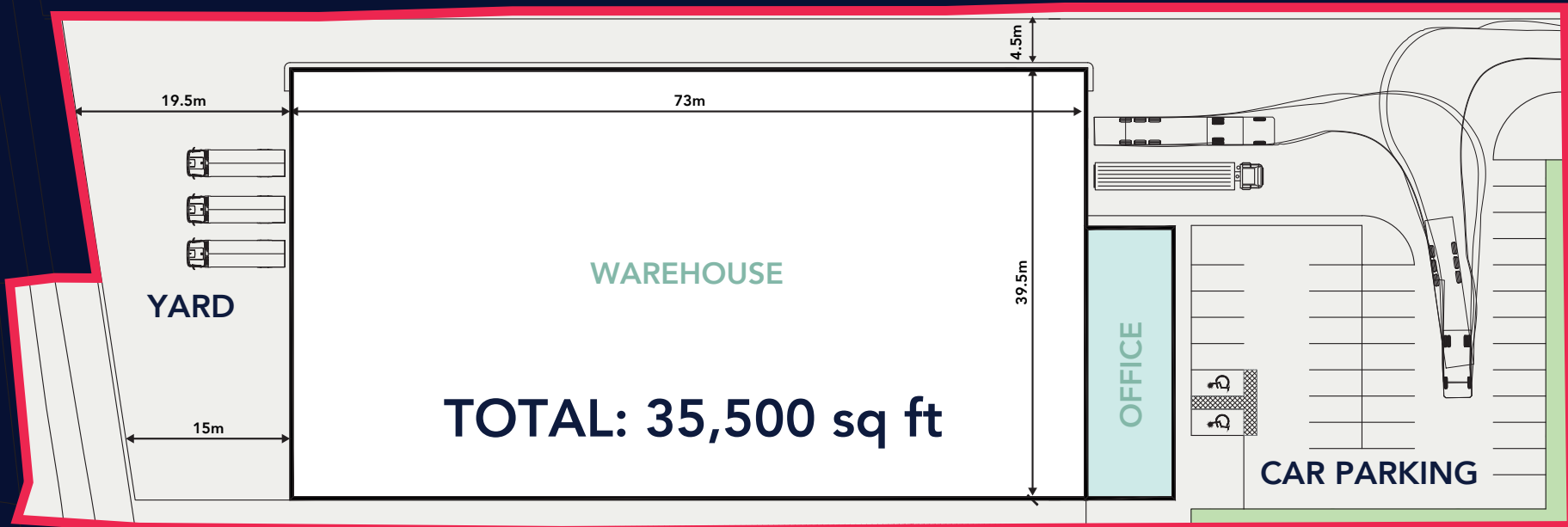


Several pubs

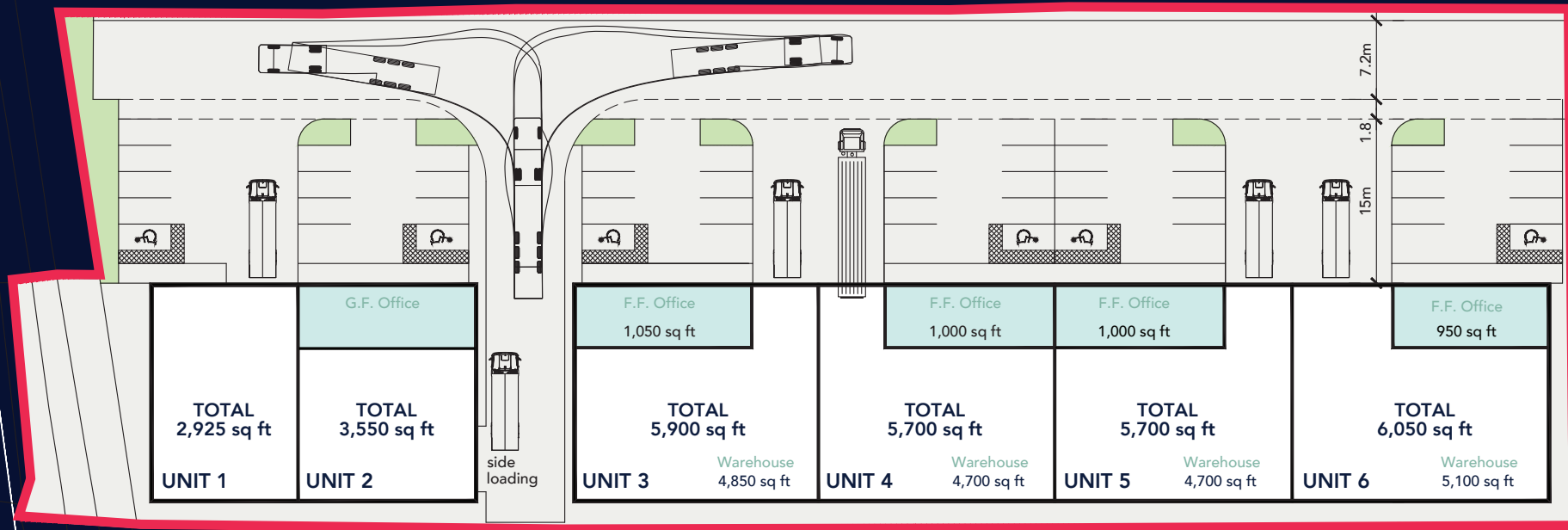


Veterinary surgery

Single Unit

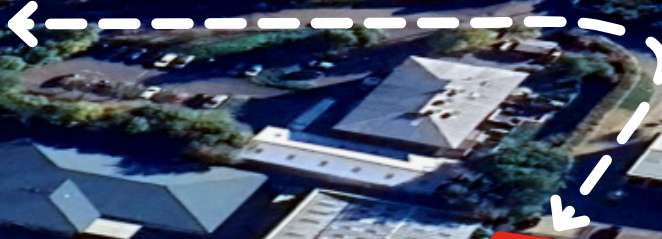


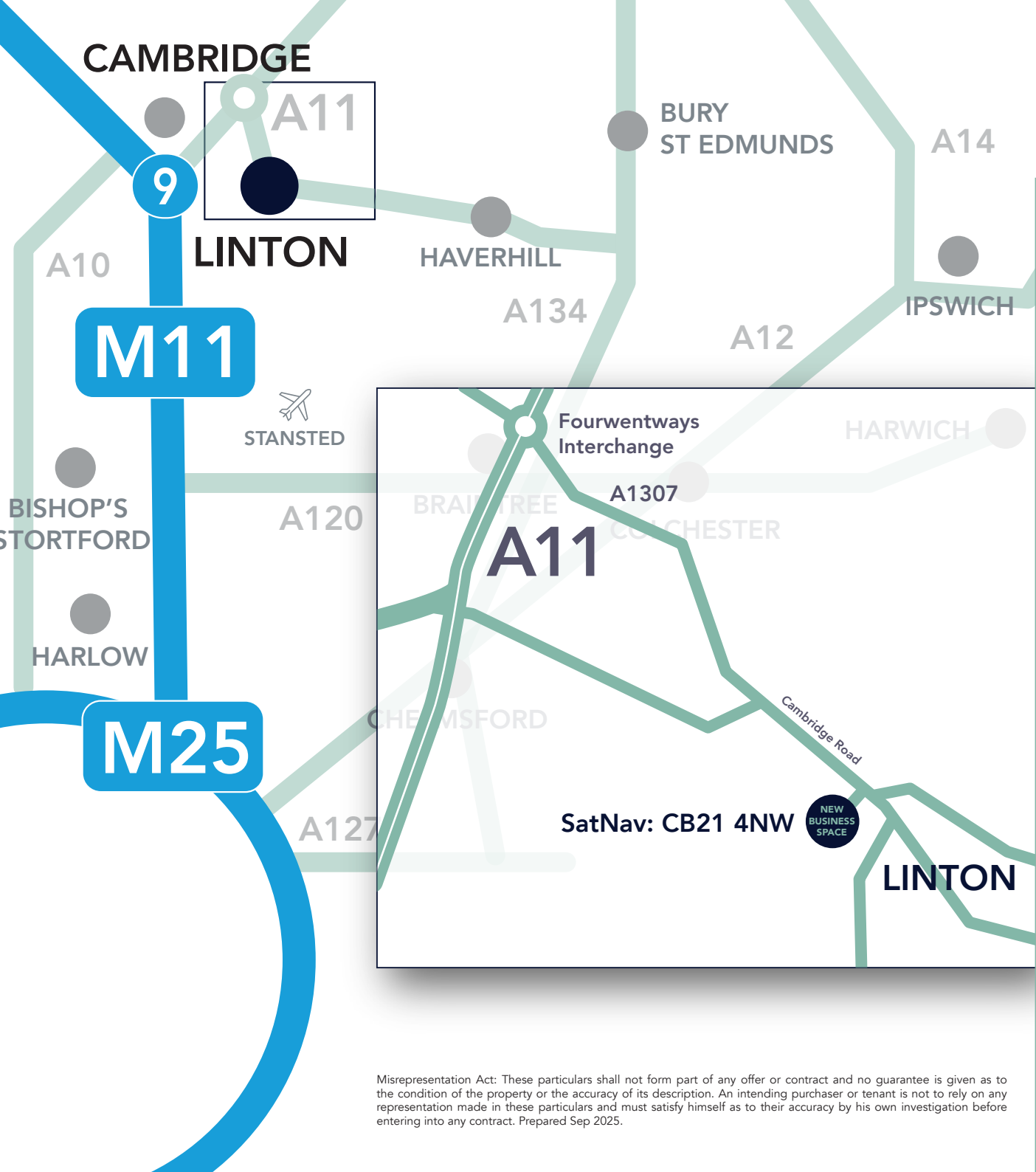
Indicative Terraced Units



Linton

Cambridge Road 1307





Location

The development is located at the western end of Linton village and has direct access off the A1307 Cambridge to Haverhill route. The A11 (M11/Stansted link) is just 3 miles away. The nearest railway stations are located at Great Chesterford approximately 4.13 miles and Whittlesford approximately 4.49 miles.

Distances	Miles	Distances	Miles
Cambridge	9	Cambridge Airport	12
Ely	28	London Stansted Airport	18
Ipswich	55	London Heathrow	70
London	58	Luton Airport	41
Norwich	66	London Gatwick	90

Contact

DTRE

Jamie Green
07776 161534
jamie.green@dtre.com

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