

Telford House

KR8
ADVISORY

76 COW LANE, FULBOURN, CAMBRIDGE, CB21 5HB

Residential Development Opportunity

ON BEHALF OF: James Liddiment and Annika Kisby of KR8 Real Estate acting as Joint LPA Fixed Charge Receivers



Indicative Sales Boundary



KEY HIGHLIGHTS

- Development opportunity;
- Beautiful village location;
- The Property extends to approximately 0.39 hectares (0.96 acres);
- Development has commenced under prior approval planning permission for change of use and conversion to form 11 flats under planning reference 22/03530/PRIOR;
- Unconditional offers are sought for the Freehold interest with vacant possession.

INTRODUCTION

On behalf of James Liddiment and Annika Kisby acting as Joint Fixed Charge Receivers of Green Street Properties (Cambridge) Limited, Savills (UK) Ltd ('Savills') is pleased to offer for sale the freehold interest in Telford House, 76 Cow Lane, Fulbourn, Cambridge, CB21 5HB (hereafter referred to as 'the Property').

The Property is offered for sale by informal tender. Offers are invited on an unconditional basis. Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken full analysis of the opportunity and understood all the obligations to be placed upon them.

The full Information Pack can be found at:

www.savills.co.uk/TelfordHouseFulbourn

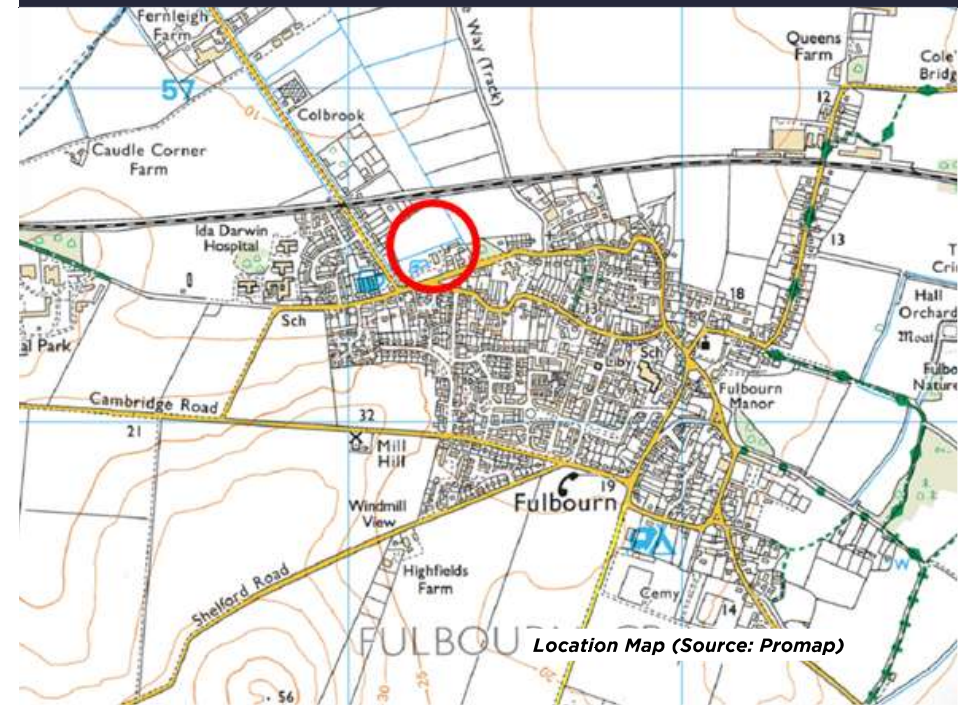
LOCATION

The Property is situated in the well regarded village of Fulbourn, approximately 6.5 km (4 miles) east of Cambridge city centre. Fulbourn benefits from regular bus services and a range of local amenities within walking distance, including a convenience store, post office, public house, butcher and grocers.

Home to around 5047 residents (2021 Census), Fulbourn offers a strong sense of village community while remaining highly accessible to Cambridge. Key destinations such as Addenbrooke's Hospital, the Cambridge Biomedical Campus, local schools and Cambridge railway station are all within easy reach.

Fulbourn benefits from strong transport connectivity, with regular bus services providing access to Cambridge city centre and surrounding villages. The Cambridge railway station is within easy reach and offers frequent services to London King's Cross and London Liverpool Street, is easily accessible by road or public transport.

Fulbourn is well located for the A11, which connects directly to the M11, providing convenient access south towards London and north towards Newmarket, Ely, and the wider East of England. The village also benefits from close proximity to Addenbrooke's Hospital and the Cambridge Biomedical Campus.



DESCRIPTION

The Property is located on the north side of Cow Lane and comprises a broadly rectangular parcel of land extending to approximately 0.39 hectares (0.96 acres).

Telford House is a detached building which formerly operated as the Fulbourn water pumping station, dating from the 19th century, and was later converted to office use. It is an imposing Victorian building and is identified within the Fulbourn Conservation Area Appraisal as a "non designated heritage asset and local landmark" due to its architectural and historic significance.

The conversion of the Property from office use to residential flats commenced in March 2023 but subsequently stalled in mid 2025. As a result, the Property is presently in a partially completed state, with construction works unfinished. The accommodation has been stripped back in parts and comprises exposed structure, incomplete internal layouts and unfinished services, and should be regarded as an active and incomplete building site.

Prospective purchasers should note that the Property is not in a habitable condition and further construction works will be required to complete the scheme.



TENURE

The Property is held freehold under Land Registry title number CB128904. The Property is sold freehold with vacant possession. A copy of the Land Registry documentation is available within the data room.

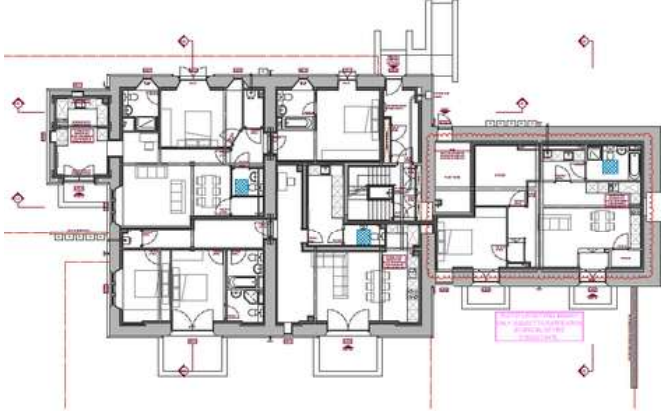
PLANNING

The Property falls under the planning jurisdiction of South Cambridgeshire District Council. The Receiver's are currently undertaking a pre-application process and will provide feedback to interested parties once this has been received. The Property has the following recent planning history:

REFERENCE	DESCRIPTION	DECISION
22/03530/PRIOR	Change of use and conversion of commercial offices to form 11 No. dwellinghouses.	Permission granted on 26th September 2022

PROPOSED FLOOR PLANS

Ground Floor Plan



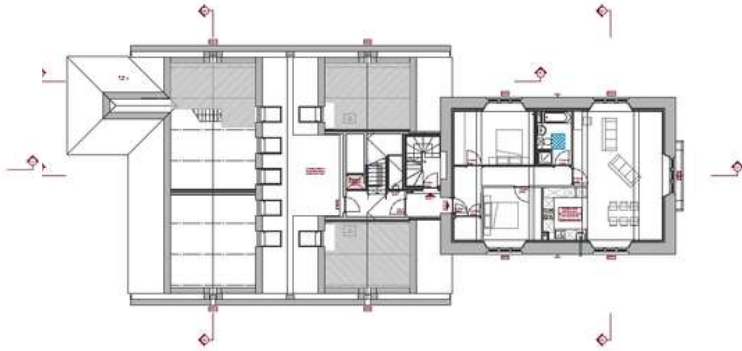
First Floor Plan



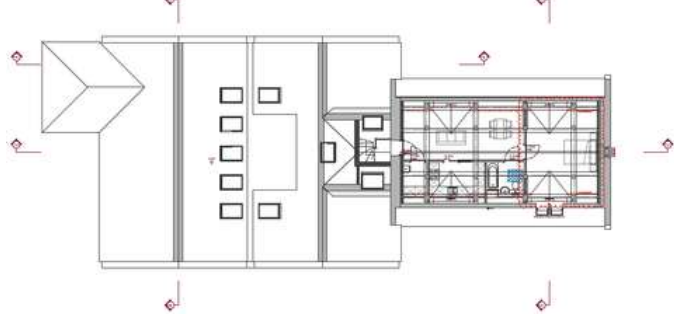
Second Floor Plan



Third Floor Plan



Fourth Floor (Attic) Plan



PROPOSED ACCOMODATION SCHEDULE

The table below shows the proposed accommodation schedule as part of the planning permission.

Unit Number	House Type	Level	Area (SQ FT)
1	1 bed + study	Ground	684
2	2 bed flat	Ground	1,178
3	2 bed flat	Ground	1,099
4	2 bed flat	First	969
5	2 bed flat	First	1,256
6	2 bed flat	First	957
7	2 bed flat	Second	955
8	2 bed flat	Second / Third	1,432
9	2 bed flat	Second	1,100
10	2 bed flat	Third	989
11 / PH	1 bed flat	Fourth	765
Total			11,384



Technical

Further project information including planning and design documentation is available to view within the Data Room.

Wayleaves, Easements, Covenants & Rights of Way

The Property is sold subject to all wayleaves, easements, covenants, and rights of way whether or not disclosed.

Viewings - Health & Safety

Viewings are strictly by appointment only to be arranged through Savills Cambridge. A viewings day will be arranged during the course of the marketing period.

The Property is a construction site. Access is entirely at the visitor's own risk. All persons attending the site must wear appropriate personal protective equipment (PPE) at all times.

Savills and the seller accept no responsibility or liability for any loss, damage or injury arising from a site visit.

VAT

We are not aware that VAT will be chargeable on the sale of the Property.

Bids

Offers are invited on an unconditional basis. Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken full analysis of the Property. Offers are to be sent by email addressed to maxwell.fahie@savills.com and charlotte.wint@savills.com.

The Vendor will not be bound to accept the highest or indeed any offer and reserves the right to withdraw the property from the market at any time.

As part of the Heads of Terms process, detailed timescales will be set out for exchange and completion. This may include a series of legal meetings to ensure the timetable is achieved.



BID SUBMISSION

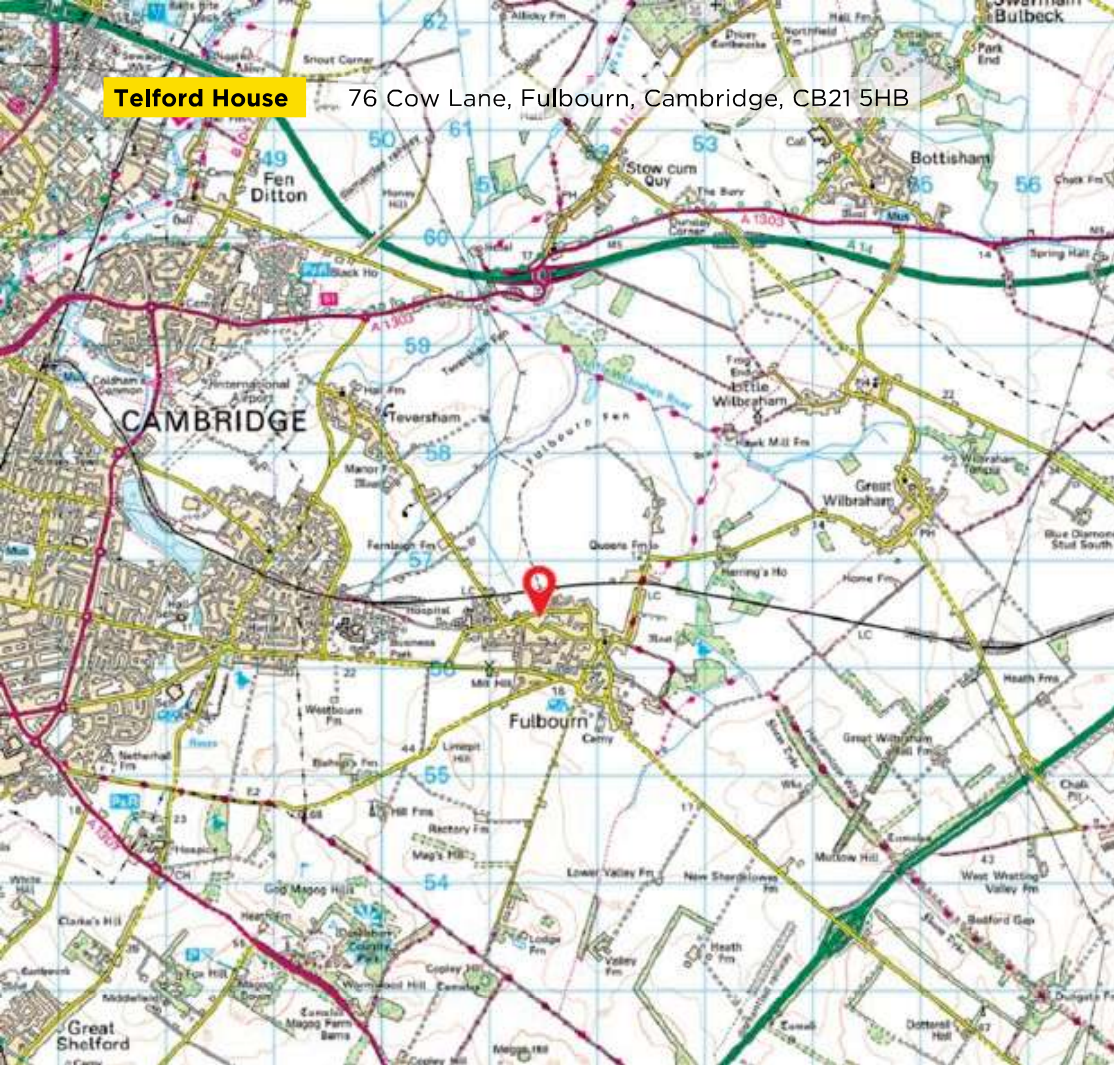
The following information is to be submitted as part of any bid:

- Confirmation of the purchasing entity and the purchase price;
- Confirmation that the offer is unconditional;
- Outline board approval process;
- Proof of funding;
- Details of solicitors to be instructed;
- Details of the anticipated purchase timetable;
- Confirmation of deposit to be paid upon exchange of contracts;
- Details of track record and any nearby land interests;
- Confirmation of acceptance to provide a legal undertaking of £10,000 to cover reasonable abortive legal and agents costs;
- The successful bidder will be required to provide information to satisfy Anti Money Laundering requirements when Heads of Terms are released.



Telford House

76 Cow Lane, Fulbourn, Cambridge, CB21 5HB



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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FURTHER INFORMATION

The full Information Pack can be found at:

www.savills.co.uk/TelfordHouseFulbourn

Please ensure that in the first instance all enquiries are made to one of the individuals dealing with this sale.

CONTACT

For further information please contact:

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