

# 32 & 32B RAMSDEN SQUARE

Cambridge, CB4

FREEHOLD PART COMPLETE  
RESIDENTIAL PROJECT

FOR SALE

ON BEHALF OF JOINT LPA/  
FIXED CHARGE RECIEVERS

RIB

ROBERT IRVING BURNS



# EXECUTIVE SUMMARY

- Two part-complete residential dwellings in Cambridge available with vacant possession.
- Conveniently located within a mile from Cambridge North Station and just 2 miles away from Cambridge City Centre.
- 32 Ramsden Square is a proposed 5-bedroom HMO.
- 32B Ramsden Square is a brand new 3-bedroom house (C3 use) with potential to be converted into a small 4-person HMO (STPP).
- The development is part complete, with external works finished and internal fit-out required.
- We are instructed to invite offers in excess of £600,000 for the Freehold Interest subject to contract.





# LOCATION & CONNECTIVITY

The two dwellings are situated on a residential street occupying a prominent corner plot in northeast Cambridge, approximately 2 miles from the city centre.

The location offers excellent connectivity, with Cambridge North Station only a mile away, providing direct rail services to London King's Cross in under an hour. Road access is equally convenient, with the A14 just a mile away and the M11 reachable within four miles. The area is well served by local amenities, including shops on Campkin Road and Milton Road, all within walking distance.

Families will benefit from nearby schools and green spaces, while the close proximity to Cambridge Science Park adds strong appeal for young professionals working in the city's thriving tech and research sectors.



CAMBRIDGE NORTH STATION



CAMBRIDGE SCIENCE PARK



32 & 32B Ramsden Square



## CAMBRIDGE NORTH STATION

15 min (by foot)

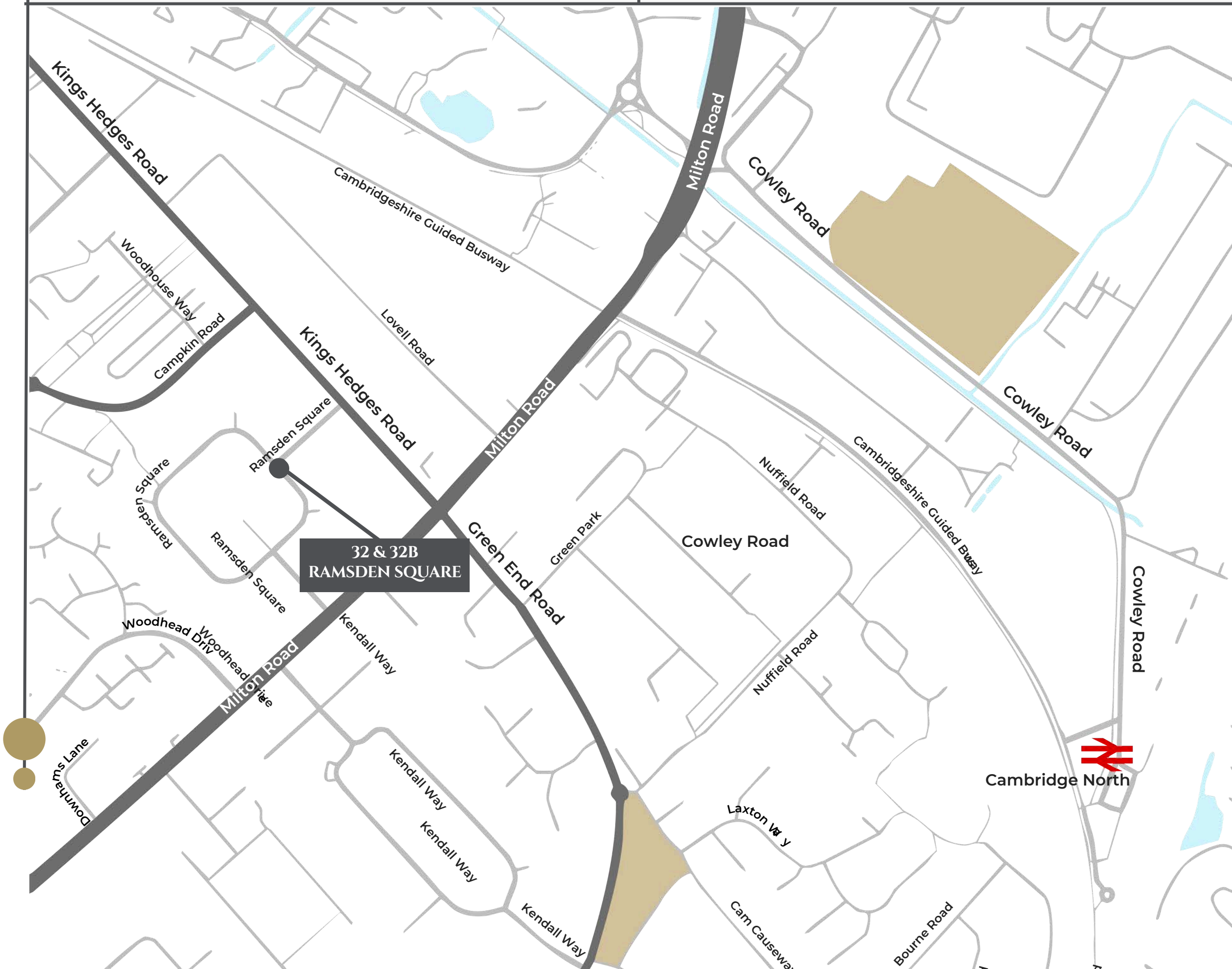
|                         |             |
|-------------------------|-------------|
| Ely                     | 15 min      |
| Royston                 | 30 min      |
| Stansted Airport        | 45 min      |
| Stevenage               | 45 min      |
| London King's Cross     | 54 min      |
| King's Lynn             | 1 hr 5 min  |
| London Liverpool Street | 1 hr 15 min |
| Norwich                 | 1 hr 30 min |



## ROAD CONNECTIONS

Routes (by car)

|     |       |
|-----|-------|
| A14 | 1 min |
| M11 | 8 min |







# DESCRIPTION

The asset comprises two units, held under separate freehold titles:

- CB440243: Covers 32 Ramsden Square (original house and garden)
- CB440258: Covers 32B Ramsden Square (side plot and garden)

## 32 RAMSDEN SQUARE

Originally a 3-bedroom semi-detached house, this mid-terrace property has been heavily extended and is to be configured as a 5-room HMO, with each room featuring a private en suite. The property benefits from a private rear garden and one off-street parking space. Internally, it is in shell condition and requires a full fit-out.

## 32B RAMSDEN SQUARE

This end-terrace new build 3-bedroom house is arranged over three floors and offers potential for future use as a 4-bedroom HMO, subject to planning. It features private front and rear gardens and is currently in shell condition, requiring a full internal fit-out

# ACCOMMODATION SCHEDULE

| Unit               | Description               | GIA (sq ft) | NIA (sq ft)* | Bedrooms     | Tenancy | Status        |
|--------------------|---------------------------|-------------|--------------|--------------|---------|---------------|
| 32 Ramsden Square  | 5-bedroom HMO             | 1,417       | 1,342        | 5 (en suite) | Vacant  | Part-complete |
| 32B Ramsden Square | 3-bedroom new build house | 1,058       | 987          | 3            | Vacant  | Part-complete |
| Total              |                           | 2,475       | 2,329        | 8            |         |               |

\*GIA EXCLUDES RESTRICTED EAVES

PLEASE NOTE THAT ALL AREAS ARE INDICATIVE AND INTERESTED PARTIES ARE ENCOURAGED TO MAKE THEIR OWN ASSESSMENTS.



# PLANNING

## 32 RAMSDEN SQUARE

Planning permission was granted on 7 July 2022 (Ref: 22/01837/FUL) for substantial redevelopment of the original house, including single-storey and first-floor rear extensions, a gable roof, roof lights, and a dropped kerb.

The scheme enables the transformation of the existing house into a 5-bedroom HMO, with each room benefiting from ensuite facilities.

## 32B RAMSDEN SQUARE

This new-build dwelling was approved under the same overarching application 22/01837/FUL, which permitted the erection of a new 2-bedroom dwelling (later revised to 3 bedrooms through design development).

The property is considered to fall under Use Class C3 (single-family dwelling), although it is noted that the applicant has explored options for future C4 HMO use (4 rooms with ensuites), subject to further permissions.

# PRICE

Offers are sought in excess of £600,000 (six hundred thousand pounds) for the Freehold Interest subject to contract.

Any information within the sale brochure, data room or provided in any way has been sourced or provided to the receivers and is provided in good faith without any liability whatsoever to the receivers and their agents. Prospective purchases should make their own enquiries.

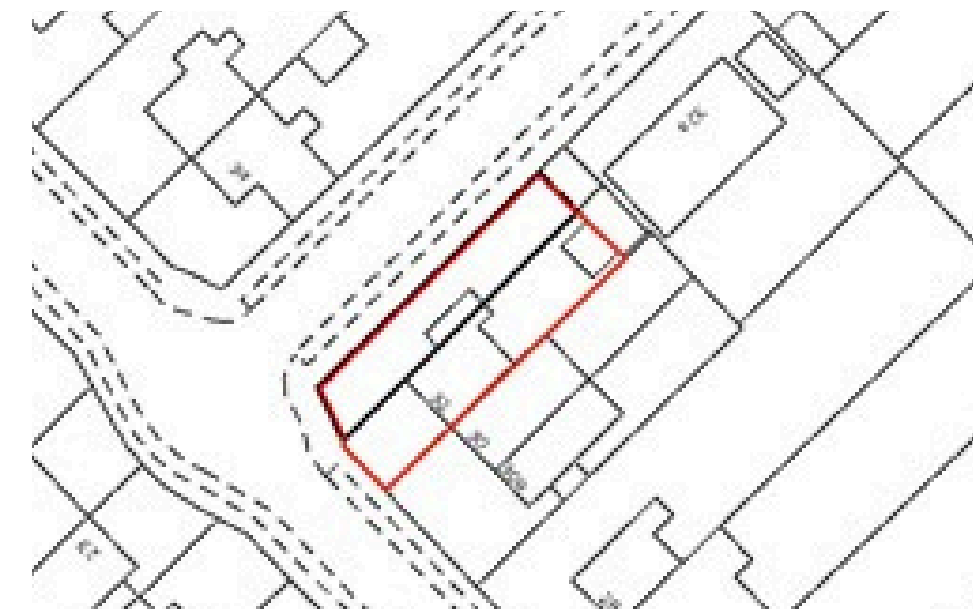
Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. June 2025

# ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

# TITLE PLAN



for identification purposes only

# FOR FURTHER INFORMATION CONTACT:

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