

LAND AT HAUXTON MEADOWS

Hauxton Meadows, Cambridgeshire, CB22 5HU



Key Highlights

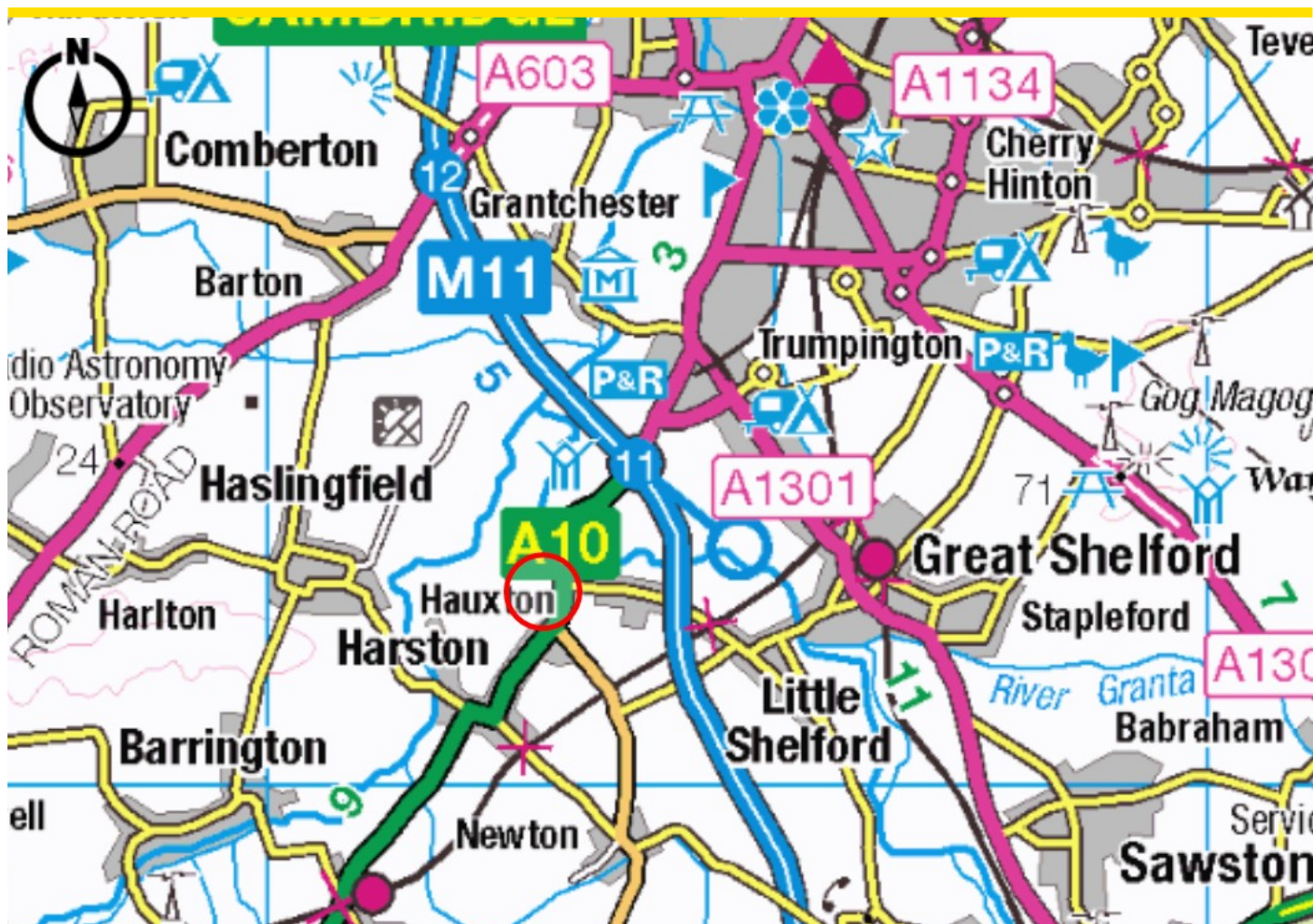
- Inviting offers via informal tender for the freehold interest
- Freehold interest
- Extends to approximately 0.39 hectares (0.96 acres)
- Located on the A10 and in close proximity to J11 on the M11
- Brownfield redevelopment opportunity, subject to planning permission
- Unconditional and subject to planning offers invited by **12 noon on the 6th December 2021**

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Introduction

On behalf of the landowners, Savills (UK) Ltd ('Savills') is pleased to offer for sale the freehold interest in the Land at Hauxton Meadows, Hauxton, Cambridgeshire, CB22 5HU (hereafter referred to as 'the Property').

The Property comprises a parcel of cleared, former brownfield land, measuring approximately 0.39 hectares (0.96 acres). The Property is accessed directly from Mill Lane.

Offers are invited on an unconditional and subject to planning basis. Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken full analysis of the site.

Location

The Property is situated on the northwest edge of the new Hauxton Meadows community in Cambridgeshire. Hauxton Meadows is accessed from either Cambridge Road (the A10) which provides the primary access to

the west or residential roads off Church Road to the south. The Property is located 6.2km (3.9 miles) south of Cambridge city centre within close proximity to Addenbrookes hospital and the Biomedical campus.

Hauxton is adjacent to the neighbouring village Harston, combining a total population of 2,402 (2011 Census). The Property has access to a good range of local amenities within Hauxton and Harston, including two primary schools, doctors surgery, post office and village stores, public house, hairdressers and service station.

The Property benefits from good transport links being situated adjacent to the A10 and 1.14km (0.71 miles) from the M11 providing direct access to the North, Huntingdon, London Stanstead airport and London. The Property is approximately 3.30km (2.05 miles) from Shelford railway station and 5.57km (3.46 miles) from Cambridge railway station offering direct connections to London in 1 hour 15 minutes and 49 minutes respectively. Hauxton is 1.98km (1.23 miles) from Trumpington Park and Ride, offering quick access into the city centre.

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Description

The Property measures approximately 0.39 hectares (0.96 acres) and comprises an irregular shaped parcel of cleared, former brownfield land. The north east corner of the Property lies within Flood Zones 2 and 3, the rest of the Property sits within Flood Zone 1.

The Property is bound by a recently completed residential development to the east, Sanderson Manor, by Redrow Homes, and to the west is Cambridge Road (A10). To the south, there is residential car park that serves a block of flats located on the corner of Mill Lane and St Edmunds Way. To the north of the Property is Hauxton Mill Buildings including the Grade II Listed Mill Building and Old Mill House which has been redeveloped into co-working and biology lab space.

Planning

The Property falls within the planning jurisdiction of South Cambridgeshire District Council (SCDC). The statutory plan covering planning policy and development control for the area is the Local Plan 2018, which was adopted on 27th September 2018.

Parties should note that the planning permission obtained on the Property has now lapsed and any proposals for redevelopment would be subject to a new application. Interested parties are to undertake their own due diligence in this respect.

The Property has been subject to extensive site remediation works as part of the remediation scheme for the adjacent Redrow Homes residential development. Technical documents detailing the remediation undertaken at the Property are available in the Information Pack. Parties may extract the planning history for the Property from the Planning Portal. , further particulars for this are available in the online data room. A detailed planning history will also be available for inspection within the Information Pack.

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Bids

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

Offers are to be received by **12 noon 6th of December 2021** and sent in a sealed envelope to Savills, Unex House, 132-134 Hills Road, Cambridge, CB2 8PA. The envelope should be marked 'Land at Hauxton Meadows, Cambridgeshire - AJ'. Email offers will be acceptable, addressed to ajones@savills.com.

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

Bid Submission

- Confirmation that the offer is unconditional or subject to planning;
- If the offer is subject to planning, a clear planning strategy and proposed timescales for achieving the consent should be outlined;
- Outline of 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 completion of contracts;
- Details of track record and any nearby land interests;
- Purchaser to provide legal undertaking to cover reasonable abortive legal costs.



Access

Vehicular access is provided directly from Mill Lane leading from Cambridge Road (A10).

Tenure

The Property is owned freehold under Registered Title CB293879. The Property will be sold freehold with vacant possession. A copy of the land registration documentation can be found in the Information Pack.

Right Of Way

The Property will be sold subject to and with the benefit of all rights, covenants and agreements and declarations affecting the Property.

Viewings

Viewings are strictly by appointment only to be arranged through Savills. A COVID secure viewings day will be arranged during the course of the marketing period. Further details will be provided.

Timings

The method of disposal is by informal tender and the deadline for bids is **12 noon 6th of December 2021**. Interviews may be held shortly thereafter.

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

VAT

Please note that **VAT will** be charged on the sale of the Property.

Further Information

Please contact Abigail Jones or Louise Richards for further information.

The full Information Pack relating to the entire Property can be found within the online Data Room, accessed at:

<https://sites.savills.com/hauxtonmeadows/>.

Contact

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