



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land off Ramsey Road, Warboys, Huntingdon, Cambridgeshire PE28 2RW
For Sale by Informal Tender

Carter Jonas

THE OPPORTUNITY

A residential development site, with a resolution to grant outline planning permission for the construction of 24 dwellings, with parking, landscaping and associated infrastructure following the demolition of a two storey house. The scheme incorporates an Affordable Housing contribution comprising 9no dwellings.

LOCATION

The site is situated off Ramsey Road, on the western side of the village of Warboys, Huntingdonshire, and the front part of the site lies within the "Conservation Area for Warboys". The immediate environs are mostly residential in character with a diverse range of housing.

The site is well located to provide pedestrian access to the village amenities and is 0.7 miles to the A141, which links Kings Lynn to Huntingdon and the wider road networks.

Warboys is a large village situated 7 miles north of St Ives and 7 miles north east of Huntingdon, with a population of approximately 4,000 in the 2011 census. Warboys is well serviced and benefits from a range of amenities including a primary school, local supermarket, two public houses, a library, several churches and a number of independent stores.

PLANNING:

A resolution to grant outline planning consent has been agreed by Huntingdonshire District Council for the erection of 'up to 24 residential dwellings, including affordable housing (Use Class C3) together with parking areas, landscaping, and other associated infrastructure, following the demolition of no.21 Ramsey Road and associated outbuildings.'

A resolution to grant full planning consent has been granted by Huntingdonshire District Council (Ref: 20/00723/FUL) for the demolition of Number 21, Ramsey Road to facilitate access to the proposed development.

The Section 106 Agreement is currently being negotiated and in the advanced stage of the drafting process. The Agreement will cover Affordable Housing and additional financial contributions including landscape maintenance, sports facility contributions and wheeled bin provision. We understand that the site will deliver a policy compliant 40% Affordable Housing provision, amounting to 9no dwellings. (which is the net figure, following the demolition of the two storey house).

Community Infrastructure Levy (CIL) will also be payable on all open market dwellings and domestic structures. Huntingdonshire District Council elected to adopt the Community Infrastructure Levy (CIL) and came into force in May 2012. The charging schedule was last updated in 2020 (due to be updated in April 2021), with the current charging rate increasing after indexation to £126.93/m2 and will be applied to the open market element of the scheme.

There is a comprehensive indicative master plan accompanying the outline planning consent and a full planning summary and full documentation and draft S106 Agreement is situated within the Microsite, which details the planning history of the site.

THE SITE:

The site extends in total to approximately 2.54 acres (1.03 hectares) and currently comprises a two storey dwelling, which has consent to be demolished and a vacant field to the rear. The site is currently accessed via the existing entrance of 21 Ramsey Road, with the proposed access slightly due north following demolition.

TENURE:

The site will be sold freehold and all Title plans can be viewed within the Legal section of the Development Microsite.

VALUE ADDED TAX:

The site has been opted for VAT.

INFORMATION PACK:

A data room, in the form of a Microsite has been created and includes Planning, Legal and Technical documentation and access can be arranged upon request.

TENDER:

All tenders must be received by 12 noon on Wednesday 31st March 2021 and should be emailed to:

mathew.forster@carterjonas.co.uk

richard.combes@carterjonas.co.uk

nick.muncey@carterjonas.co.uk

izzy.vyvyan@carterjonas.co.uk

The Landowners and Promoter reserve

the right not to accept the highest, or indeed, any offer.

TIMETABLE:

- There will be several designated viewing days during the marketing period.
- Viewing by appointment only.
- Informal Tender Date: 12 noon Wednesday 31st March 2021.
- Post-bid interviews to be held via Microsoft Teams w/c Monday 5th April 2021
- Preferred Bidder confirmed w/e Friday 9th April 2021

FURTHER INFORMATION:

Should you require any further information please contact the Sole Selling Agents:

Izzy Vyvyan: Tel: +44 (0) 7825 674610
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- Site boundary 1.03 Ha
- Private gardens
- Public Open space
- Parking bays
- Cul de sac shared surface
- Existing trees to be retained
- Proposed trees or hedges
- Water
- Roadside swale

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PROJECT TITLE

**JL DISCRETIONARY TRUST
RAMSEY ROAD, WARBOYS**

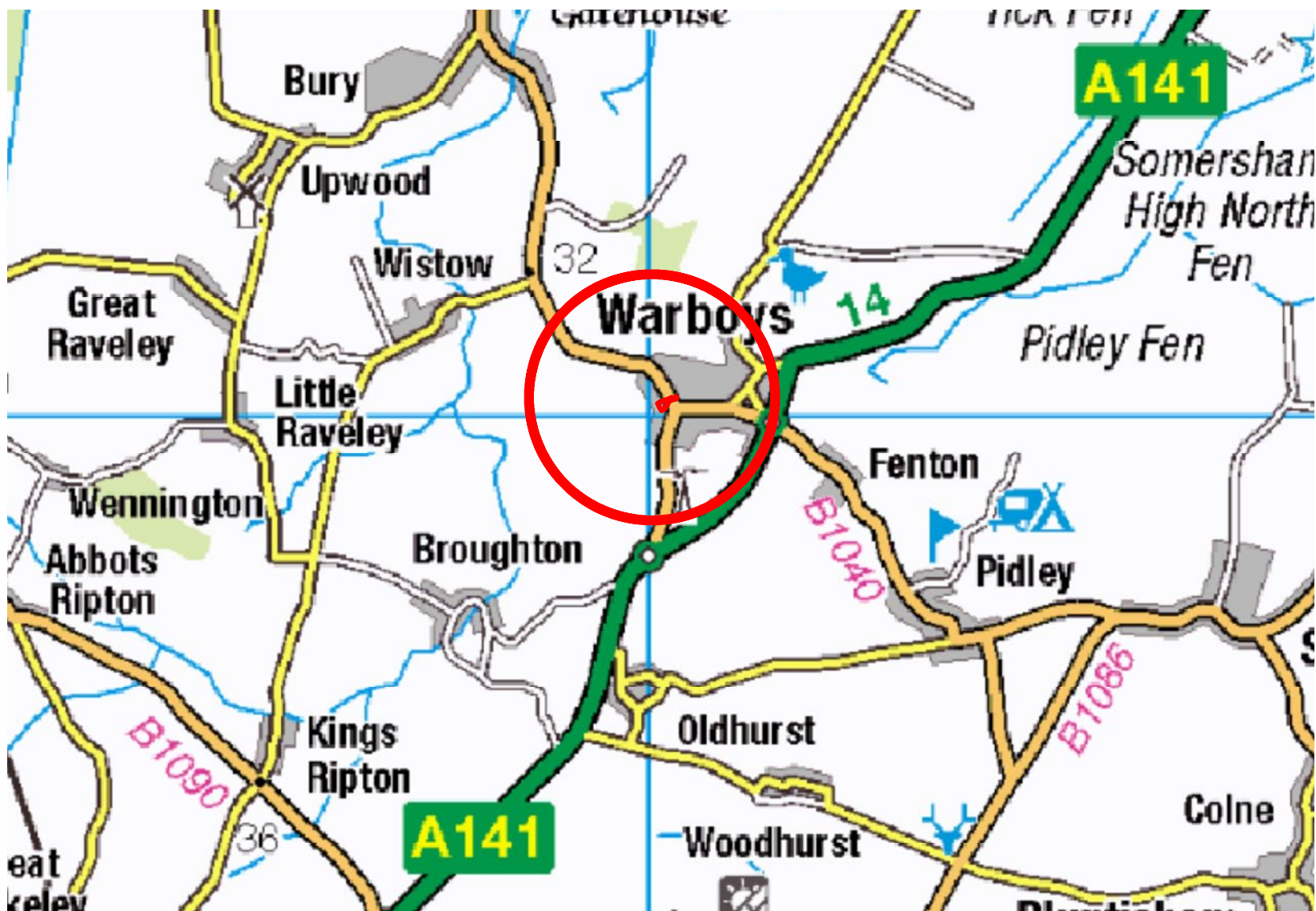
DRAWING TITLE

**CONCEPT MASTERPLAN FOR 26
DWELLINGS AND OPEN SPACE**

ISSUED BY	London	T: 020 7016 0720
DATE	07.09.20	DRAWN NM
SCALE@A3	1:1000	CHECKED GR
STATUS	Final	APPROVED JC

DWG. NO. J0006880_002_REVH

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.



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Should you require any further information please contact the Sole Selling Agents:

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