



RESIDENTIAL DEVELOPMENT OPPORTUNITY

62 - 64 Station Road Haddenham, Ely Cambridgeshire CB6 3XD
For Sale Freehold

- Outline planning permission for upto 40 units
- No affordable housing requirement

Carter Jonas

THE OPPORTUNITY

The site has the benefit of Outline Planning Permission for 40 open market dwellings with no affordable housing requirement and is being offered for sale freehold with vacant possession.

Bids to be received by 12 noon Monday 16 March 2020

LOCATION

Haddenham is located approximately 7 miles east of Ely, 9 miles west of Chatteris with easy access via the A142 and 13 miles north of Cambridge

The village benefits from a wide range of amenities including a primary school, doctor's surgery, library, an excellent range of independent shops and a public house.

THE SITE

The site extends in total to approximately 1.55 hectares (3.82 acres) with a good frontage to Station Road

The majority of the site is covered either by existing commercial buildings with a combined floor area of circa 7,032 Sq M (75,692 Sq Ft) and concrete hardstanding

PLANNING

An outline planning consent was issued by East Cambridgeshire District Council on 20 December 2019 reference: 19/00180/OUM.

The permission is for "erection of up to 40 new dwellings, substation and associated infrastructure and works following

demolition of all buildings and structures on the site, all matters reserved apart from access."

Due to the extensive buildings on the site, and the vacant building credit rules, the planning permission is for a 100% private scheme with no requirement for affordable housing.

East Cambs District Council are a CIL authority, ECDC charge CIL and the current rate is £126.09 per sq m. In addition, there will be a Section 106 Agreement.

TENURE

The property is held freehold and will be offered with vacant possession.

VAT

The property has been elected for VAT and therefore, will be charged on the sales proceeds.

ADDITIONAL INFORMATION

A data room has been prepared via a microsite, and access details are available from the agents.

The data room includes extensive information on planning, technical, legal aspects of the sale and a bid proforma.

PRICE

Offers in excess of £2m (Two million pounds), are invited for the freehold interest subject to vacant possession.

INFORMAL TENDER

All tenders to be received by 12 noon Monday 16 March 2020.

Tenders can either be delivered by hard copy in an envelope addressed FAO Nick Muncey, Carter Jonas, One Station Square, Cambridge CB1 2GA clearly marked on the outside 'informal tender for 62-64 Station Road Haddenham' or alternatively by email by way of an attachment to nick.muncey@carterjonas.co.uk.

TIMINGS

- Information tender – 12 noon on Monday 16 March 2020
- Developer interviews – morning of Friday 20 March 2020

- Instruct the solicitors – Wednesday 25 March 2020
- Potential legal meeting – Wednesday 08 April 2020
- Exchange contracts – Wednesday 22 April 2020
- Completion – Wednesday 20 May 2020

FURTHER INFORMATION

Should you require any further information, please contact Nick Muncey on 01223 326817 – email nick.muncey@carterjonas.co.uk or Charles Harris on 01223 346596 – email charles.harris@carterjonas.co.uk

For additional information on planning please contact Matt Hare on 01223 326544 – email matt.hare@carterjonas.co.uk



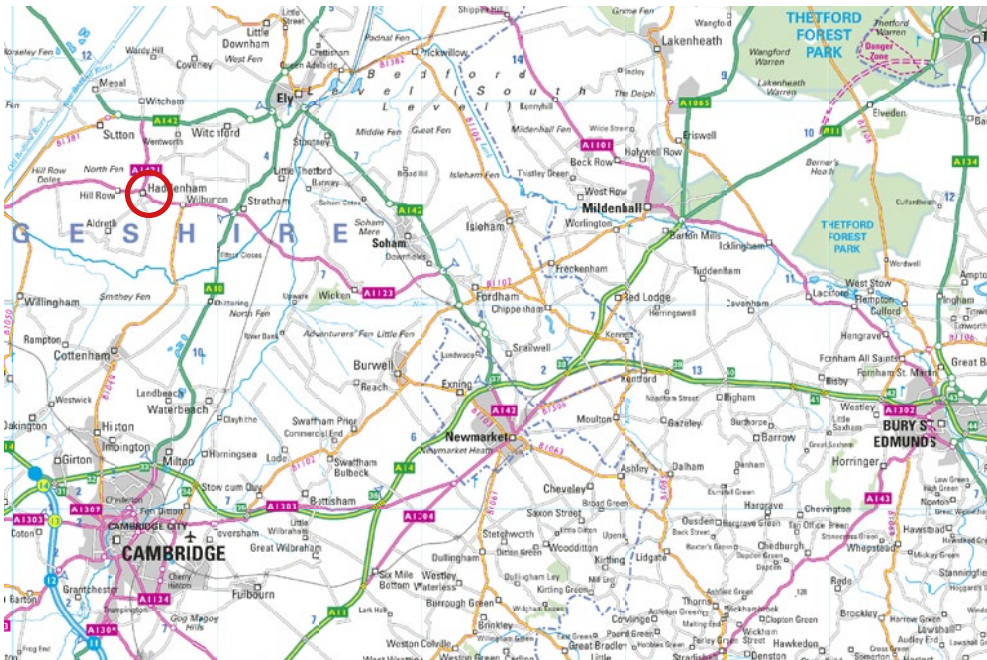




3.82 ACRES

1.55 HECTARES

RESIDENTIAL DEVELOPMENT OPPORTUNITY
NO AFFORDABLE HOUSING



CAMBRIDGE

01223 368771

One Station Square, Cambridge CB1 2GA

CHARLES HARRIS

01223 346596

charles.harris@carterjonas.co.uk

NICK MUNCEY

01223 326817

nick.muncey@carterjonas.co.uk

IMPORTANT INFORMATION

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