



# Commercial Development Land

Fenton Way, Chatteris, Cambridgeshire PE16 6UP

## FOR SALE

17.5 ACRES/7.08 HECTARES



- Full planning application submitted for 336,442 sq ft (31,256 sq m) of B8 space
- Established industrial location
- Easy access to A141 and A142





### Location

Chatteris is a market town in the Fenland district of Cambridgeshire, situated in The Fens between Huntingdon, March and Ely. The town's local economy is largely based on the agriculture industry with a number of major occupiers located in the town. Nearby major roads include the A141 and the A142. The site is located off Fenton Way, just off the A142 in an established employment area.

### Description

Level 17.5 acre (7.08 hectares) site with access points from A141 and Fenton Way.

Standard utilities available on site, please contact the agent for more detail.

### The Opportunity

The freehold development site is available on a subject to planning basis. A full planning application has been submitted and currently pending, see further information overleaf.

### Price

Upon application.

### Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

### Nearby Occupiers

1. Aerotron Composites
2. Greenshoots
3. Eco-Pak
4. ERMS UK
5. Chelmer Foods
6. South Fens Business Centre
7. Aldi
8. ALS Food and Pharmaceutical
9. MM UK Floures





## PLANNING

The site is allocated for employment use in the emerging local plan and benefits from a previous outline planning permission for 226,014 sq ft of B2/B8 commercial space which has now lapsed, planning reference F/YR14/0676/O.

A new full planning application has been submitted for 336,442 sq ft over 4 buildings for B8 uses as shown in the plan above, planning reference F/YR23/0762/F. The relevant planning authority is Fenland District Council and interested parties are encouraged to make their own enquiries with regard to specific uses. Further plans available upon request.

The site could be suitable for alternative commercial uses such as open storage, B2 uses or roadside retail, (subject to planning).





**PE16 6UP**



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## Viewing and further information

For further information or to arrange a site inspection please contact:

**Carter Jonas** | Simply better  
property advice

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