

117 MERESIDE
SOHAM, CAMBRIDGESHIRE, CB7 5EG

CHEFFINS



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01353 654900 | 01223 213777

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RESIDENTIAL DEVELOPMENT OPPORTUNITY

0.42 HA (1.03 ACRES) SITE LOCATED IN THE MARKET TOWN OF SOHAM IN CAMBRIDGESHIRE

OUTLINE PLANNING PERMISSION FOR DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF UP TO 9 DWELLINGS (USING PASSIVE HOUSE STANDARDS) WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS

ADDITIONAL ADJOINING LAND EXTENDING TO 0.58HA (1.44 ACRES) IS AVAILABLE BY SEPARATE NEGOTIATION

GUIDE PRICE £675,000

Location

The site is located in Soham, 9.2km south east of Ely, 13km north west of Newmarket and 28km north east of Cambridge. The site is located on the north western edge of Soham and is well connected to the town centre with easy access to services and local facilities.

The site is located in the Mereside area of Soham which is characterised by a mix of uses with mainly residential properties to the north east and a mix of commercial buildings and residential properties opposite. To the south of the site is the single track railway line connecting Ely to Bury St Edmunds with open countryside beyond.

Soham is designated as a market town in the East Cambridgeshire Local Plan (2015) and benefits from a comprehensive range of facilities and services including Primary & Secondary Schools, Medical Centre, a High Street with food & drink establishments, a range of professional services, Asda, Co-op, Post Office, Pharmacy, Library, recreation ground and children's play areas.

Vehicular access to the A142 is via Fordham Road thus enabling easy access to the strategic highway network, the A10 and A14. A local bus service runs between Cambridge, Newmarket and Ely providing hourly bus services.

The nearest railway station to the site is the new station in Soham which was completed in December 2021 and provides rail connections to Ely and Newmarket with onward connections to Cambridge and London. The new station is located approximately 1 km to the south of the site, within easy walking and cycling distance.





The Site

This exceptional property comprises a large vacant existing warehouse building (B8 use class) with ancillary hardstanding on a brownfield site which extends to approximately 0.42 ha (1.03 acres). The site is located inside the Development Envelope for Soham and is registered under title number CB177362.

The ground level slopes away gently from Mereside and the site is relatively flat. The site is bordered by mature trees and hedgerows on most of the boundaries with a belt of trees along the southern boundary buffering the railway line.

Additional Land

The vendor also owns the adjoining land to the south edged in blue on the attached plan which comprises 0.58ha (1.44 acres) of paddock land which is available by separate negotiation. The vendor would be willing to consider granting the purchaser an option to acquire this land subject to agreeing satisfactory terms.

Planning

Outline planning permission (ref: 22/01246/OUT) was granted by East Cambridgeshire District Council on 24th April 2024 for the demolition of the existing building and construction of up to 9 dwellings (using passive house standards) with all matters reserved except for access.

The proposed development provides for a high-quality scheme which will deliver a range of housing and associated infrastructure. The indicative layout proposes a mix of detached and semi-detached two storey houses, all with three bedrooms, with most houses having a generous plot size of 300 square metres. Each plot will include off street parking, bin and cycle storage provision.

The outline planning permission includes the following indicative schedule of accommodation to demonstrate how the site could be developed but this is not fixed and could be changed as part of a reserved matters application:

Unit Type	Area	No.
Type 1 – detached	99 sqm / 1,066 sqft	6
Type 2 – detached	82 sqm / 883 sqft	1
Type 3 – semi-detached	60 sqm / 646 sqft	2
Total Units	796 sqm / 8,579 sqft	9

Local Authority

East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, Cambridgeshire, CB7 4EE. Tel: 01353 665 555

Wayleaves, Easements, Covenants, & Rights of Way

The site is sold subject to all wayleaves, easements, covenants and rights of way whether or not disclosed. Title information and Land Registry plans are available upon request.

Tenure

The site is offered for sale with vacant possession on completion.

Cheffins' New Homes Department has prepared a report on sale prices in Soham which is available upon request. Specific enquiries should be directed to Richard Booth on 01353 654 900.

No election to tax has been made and VAT will or will not therefore be chargeable on the sale price.

The site is offered for sale by private treaty.

Viewings are strictly by appointment with the Agents:

Cheffins, 25 Market Place, Ely, CB7 4NP

Tel: 01353 654 900

Email: jonathan.stiff@cheffins.co.uk







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Cambridge Residential Development, Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA
T 01223 213777 E cambridge.development@cheffins.co.uk

Ely Residential Development, 25 Market Place, Ely, CB7 4NP
T 01353 654900 E ely.development@cheffins.co.uk

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