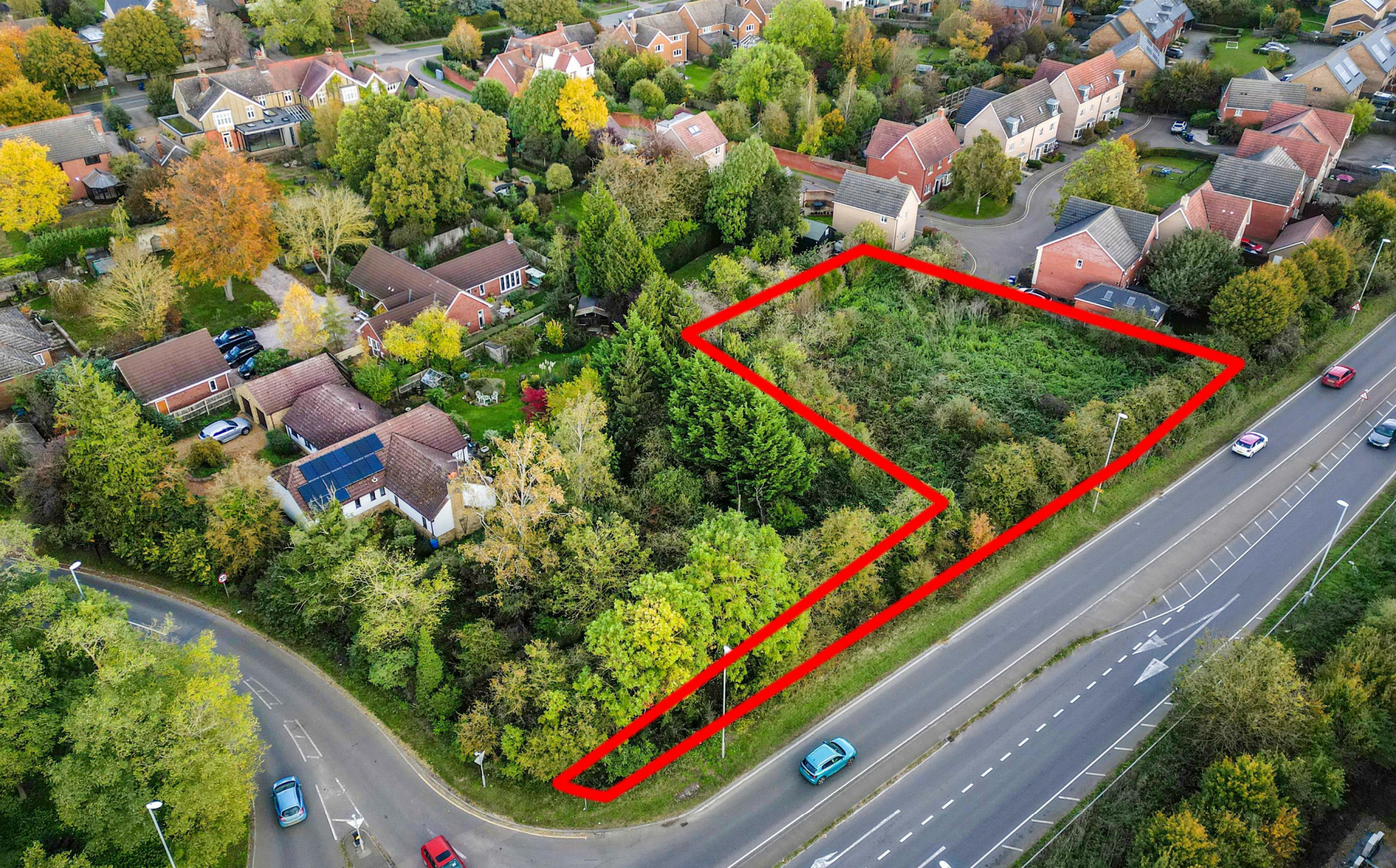




RESIDENTIAL DEVELOPMENT OPPORTUNITY
LAND AT MOORFIELD ROAD, WHITTLESFORD, CAMBRIDGESHIRE, CB22 4AG For Sale by
Informal Tender

CHEFFINS

MOORFIELD ROAD, WHITTLESFORD, CAMBRIDGESHIRE, CB22 4AG

A residential development opportunity comprising amenity land measuring approximately 0.4 acres. Whittlesford Parkway station is conveniently situated 0.3 miles from the land, offering transport links to both Cambridge and London.

LOCATION

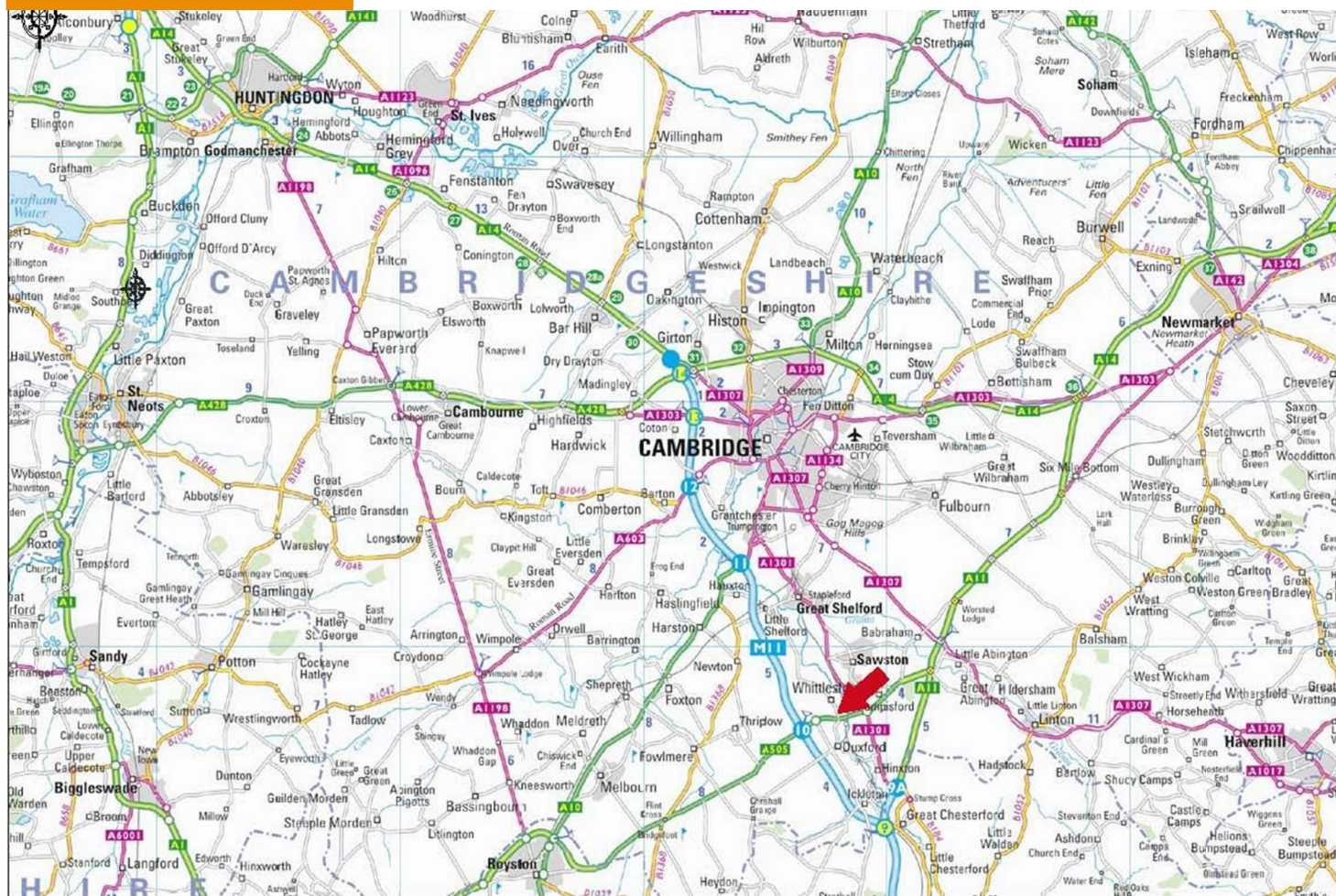
The site is situated in Whittlesford which is approximately 8.5 miles south of Cambridge. Whittlesford is a popular village and offers a range of amenities including a shop, public houses, and a train station.

The approach to the development will be through Knight's Orchard which has direct access on to Station Road and is bordered to the south by the A505. Junction 10 of the M11 Motorway is approximately 1.3 miles to the west of the site whilst the A11 is some 2.7 miles to the east.

The site is located within half a mile of Whittlesford Parkway Railway Station which operates frequent services into Cambridge in 11 minutes and London Liverpool Street in 1 hour. London Stansted Airport is just over 21 miles away via the M11 motorway.



Offers In Excess Of £400,000



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THE OPPORTUNITY

This vacant site is offered for sale by way of a conditional contract subject to planning.

DESCRIPTION

The site is broadly rectangular in shape and extends to approximately 0.4 acres (0.16 hectares) and currently comprises amenity land.

The existing site access is currently from Moorfield Road however, this will be replaced by access through Knights Orchard once development takes place.

PLANNING

A planning application (ref: S/4751/18/FL) for 8 dwellings was refused by South Cambridgeshire District Council on 11 February 2019. A resubmission of the application was withdrawn on 15 October 2019.

A planning application (ref: 22/02230/FUL) for 6 dwellings was refused in December 2022.

The reasons cited for the refusal were:

(1) a lack of car parking integration into the development resulting in a car dominated landscape; (2) the proposed close proximity and scale of the dwelling at plot 5 would have a significant adverse impact on account of overbearing and loss of light impacts upon plot 6's amenity space; (3) the application failed to demonstrate that the noise impacts resulting from the A505 upon future occupiers could be adequately and appropriately mitigated to prevent the identified harm.

TENURE

The property is registered with Land Registry under title number CB216448. The Freehold of the property will be sold with vacant possession on completion.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The site is sold subject to all wayleaves, easements, covenants, and rights of way whether or not disclosed in the Report on Title.

SERVICES

Interested parties are advised to make their own enquiries regarding services capacities and connections.

VAT

The property has not been elected for VAT.



BIODIVERSITY NET GAIN (BNG)

Should you require any information regarding Biodiversity Net Gain (BNG) or BNG units for the site, please contact Katie Hilton

NEW HOMES

For information regarding New Homes sales values, please contact: Sam Harding or Christina Green

COMMERCIAL TERMS

- The owner is offering a conditional contract;
- The agreement will initially be for a period of 6 months within the right to extend for a further 12 months if a planning application or appeal decision is outstanding;
- The purchaser to be responsible for all costs involved in securing the planning consent;
- The planning application to be submitted in the joint names of the owner and the purchaser, to ensure the owner has 'step-in' rights if the purchaser withdraws;
- All the surveys and reports commissioned by the purchaser to be in the joint names of the owner and the purchaser to ensure they are available to the owner at no additional cost if the purchaser withdraws;
- The planning application to be submitted to the local planning authority within four months of the agreement being entered into;
- The purchaser to advise the owner within 14 days of the grant of planning permission whether it is deemed to be an acceptable consent;
- Completion to take place 10 working days after the expiry of the Judicial Review period;
- The purchaser to pay £20,000 plus VAT to be split equally between the owner's solicitor and surveyors upon entering into the conditional contract. For the avoidance of doubt this figure will not be deducted from the ultimate purchase price;
- The purchaser to state whether or not a sales and/or planning overage is being offered;
- The purchaser to be responsible for any Section 106 / CIL payable in addition to the land price;
- The purchaser will have the right to connect to the road and conduits in the Knights Orchard including surface water drains.

METHOD OF SALE

The property is offered for sale by way of Informal Tender.

VIEWINGS

Access to the site can be obtained from the public highway. The site is relatively overgrown and interested parties wishing to view will have to take appropriate care and attention. The Owners and their Agents are not liable for the safety of parties inspecting the site.



For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

1-2 Clifton House Clifton Road, Cambridge, CB1 7EA | 01223 271999 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

