



Hartford Road, Huntingdon, PE29 3RH

CHEFFINS

Hartford Road

Huntingdon,
PE29 3RH

Opportunity to acquire a development site extending to approximately 0.47 ha (1.17 acres) in central Huntingdon.

LOCATION

The site is located in Huntingdon 32 km (20 miles) north west of Cambridge, 15 km (9 miles) north east of St Neots and 38km (23 miles) south of Peterborough. The site is well located at the junction of Hartford Road and Nursery Road which is to the east of Huntingdon town centre within the inner ring road which encircles the centre of the town. The site is surrounded by a mixture of residential and commercial uses with nearby commercial occupiers and facilities including a large Sainsburys, Marks and Spencer and Boots all within immediate walking distance. Huntingdon railway station is located 1.4km (0.8 miles) to the west of the property which provides regular services to London King's Cross and Peterborough.

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Guide Price £975,000



The site comprises a large purpose-built fire station of brick construction with five appliance bays and a two storey office. Later additions include training buildings, a drill tower and smoke house. There is a separate detached block including training accommodation, workshops and garaging to the rear of the large drill yard. Cheffins has not undertaken a measured survey of the buildings, but it is understood that the total gross internal area of the fire station and training facilities is approximately 17,976 sqft (1,670 sqm).

PLANNING

The site is located within Huntingdonshire District Council's administrative area and the Huntingdon Neighbourhood Plan (2019) area. For further information please see the Heritage Note produced by Cheffins Heritage located in the data room.

The site has been subject to a modest planning history and there are no extant permissions for the redevelopment of the site.

The site is located within Flood Zones 2 and 3 as shown within the Huntingdonshire Strategic Flood Risk Assessment and on the Environment Agency flood zone maps.

Considering the site's primary former use, as a fire station with training facilities, a comprehensive geo-environmental assessment has been carried out by EPS.

The applicant has undertaken a pre-application enquiry with Huntingdonshire District Council (HDC) for the comprehensive redevelopment of the site, entailing the removal of the entirety of the built development on the site, to residential based on a range of proposals.

ADDITIONAL INFORMATION - DATA ROOM

A comprehensive information pack can be downloaded from the data room. For access details please contact the sales agents.

The information provided in the data room includes:

- Cheffins planning note, heritage note and new homes pricing report
- Architects site plans
- Geo-environmental survey including contamination remediation report
- Topographical survey
- Transport statement
- Arboricultural survey
- Flood risk assessment
- Utilities survey
- Land registry title documents



WAYLEAVES, EASEMENTS, COVENANTS AND RIGHTS OF WAY

The property is sold subject to all wayleaves, easements, covenants and rights of way whether or not disclosed.

TENURE

The freehold of the property, as shown edged in red on the attached plan for indicative purposes only, is offered for sale with vacant possession on completion.

METHOD OF SALE

The property is offered for sale by informal tender. Offers are invited by 12 noon on Wednesday 30th September 2026

LOCAL AUTHORITY

Huntingdonshire District Council
<https://www.huntingdonshire.gov.uk>

DATAROOM

Please contact Cheffins for access to the Dataroom

VIEWINGS

Strictly through the Agents



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



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