



137 HISTON ROAD / CAMBRIDGE / CB4 3JD

A PRIME DEVELOPMENT OPPORTUNITY
ON APPROXIMATELY 0.63 HECTARES (1.56 ACRES)

The logo for Rapleys, consisting of the word "RAPLEYS" in white, uppercase, sans-serif font. The text is set against a rectangular background that is split into three vertical sections of color: green on the left, a darker green in the middle, and blue on the right.

RAPLEYS



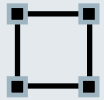
Prime Cambridge city centre development opportunity



Allocated for residential development in Cambridge Local Plan



For sale freehold with vacant possession



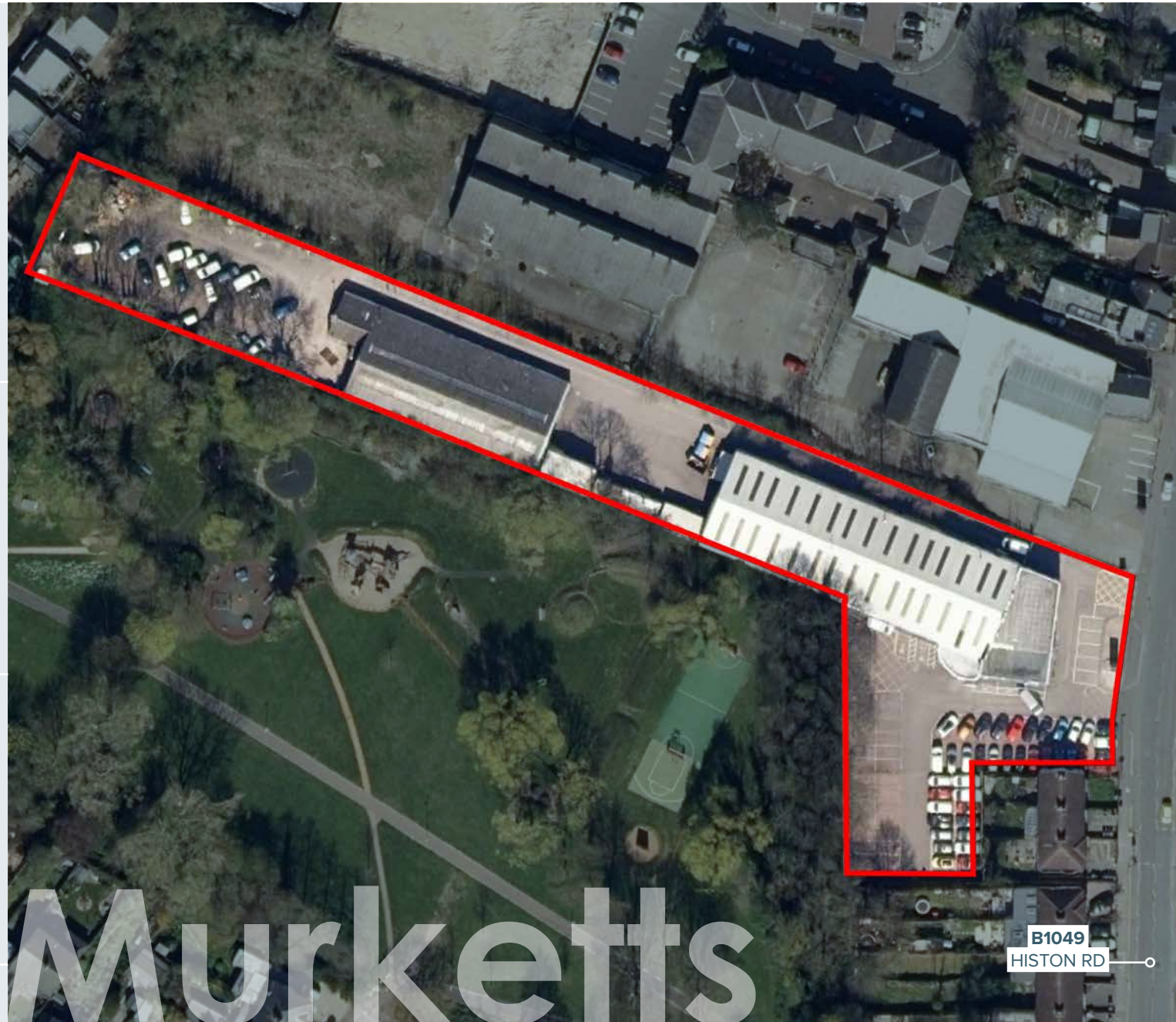
Approximately 1.56 Acres (0.63 hectares)



Seeking unconditional or subject to planning offers



Closing date for offers **12pm Wednesday 01 September 2021**



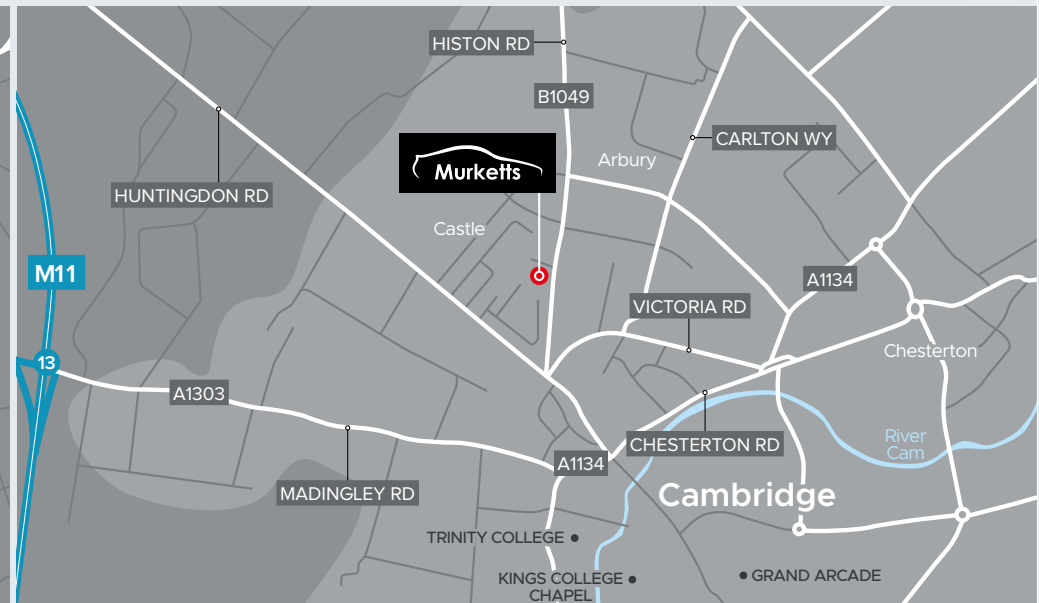
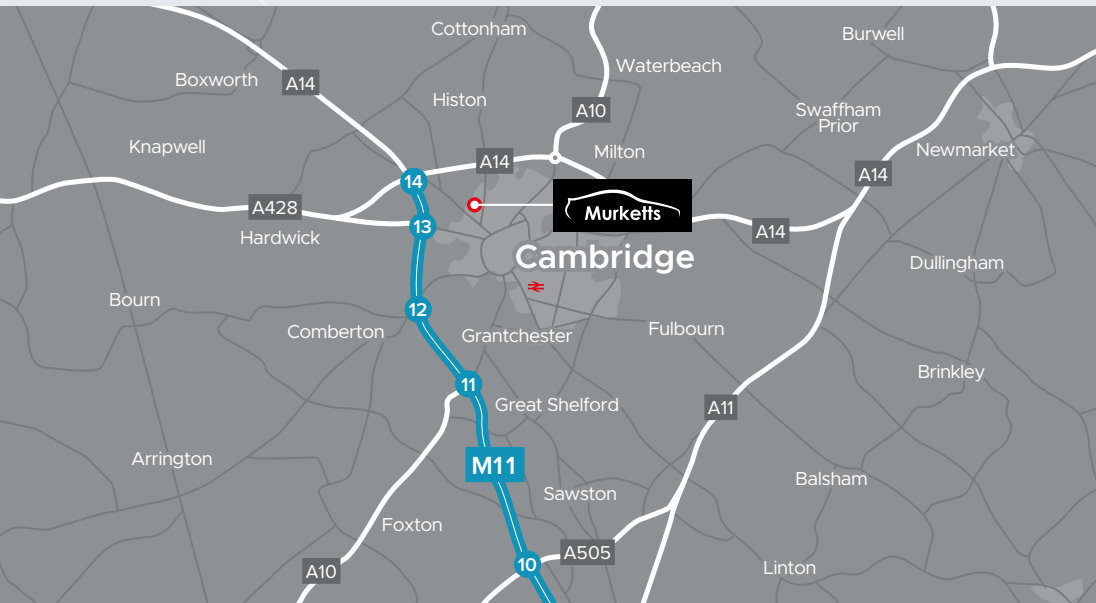
B1049 HISTON RD



LOCATION

The property is located on Histon Road, one of the main arterial roads to the north of Cambridge and approximately 1 mile from the city centre. The surrounding area comprises an established residential area which benefits from local amenities, a number of schools and is also close to Histon Road Recreation Ground. Additionally, surrounding businesses include Aldi, ATS, Iceland, and Co-op as well as other small independent traders.

Cambridge is a major regional centre providing retail and civic amenities which serve the county and surrounding areas. It has an internationally renowned historic core, dominated by Cambridge University. The city is an established centre for research and development as well as academia. Cambridge has a resident population of 123,900 (2011 census), plus an annual student population of 26,000.





DESCRIPTION

The site extends to approximately 1.56 acres (0.63 hectares) and is broadly L shaped in configuration. There is an ATS facility to the north, adjoining housing to the east and west and Histon Road Recreation Ground to the south.

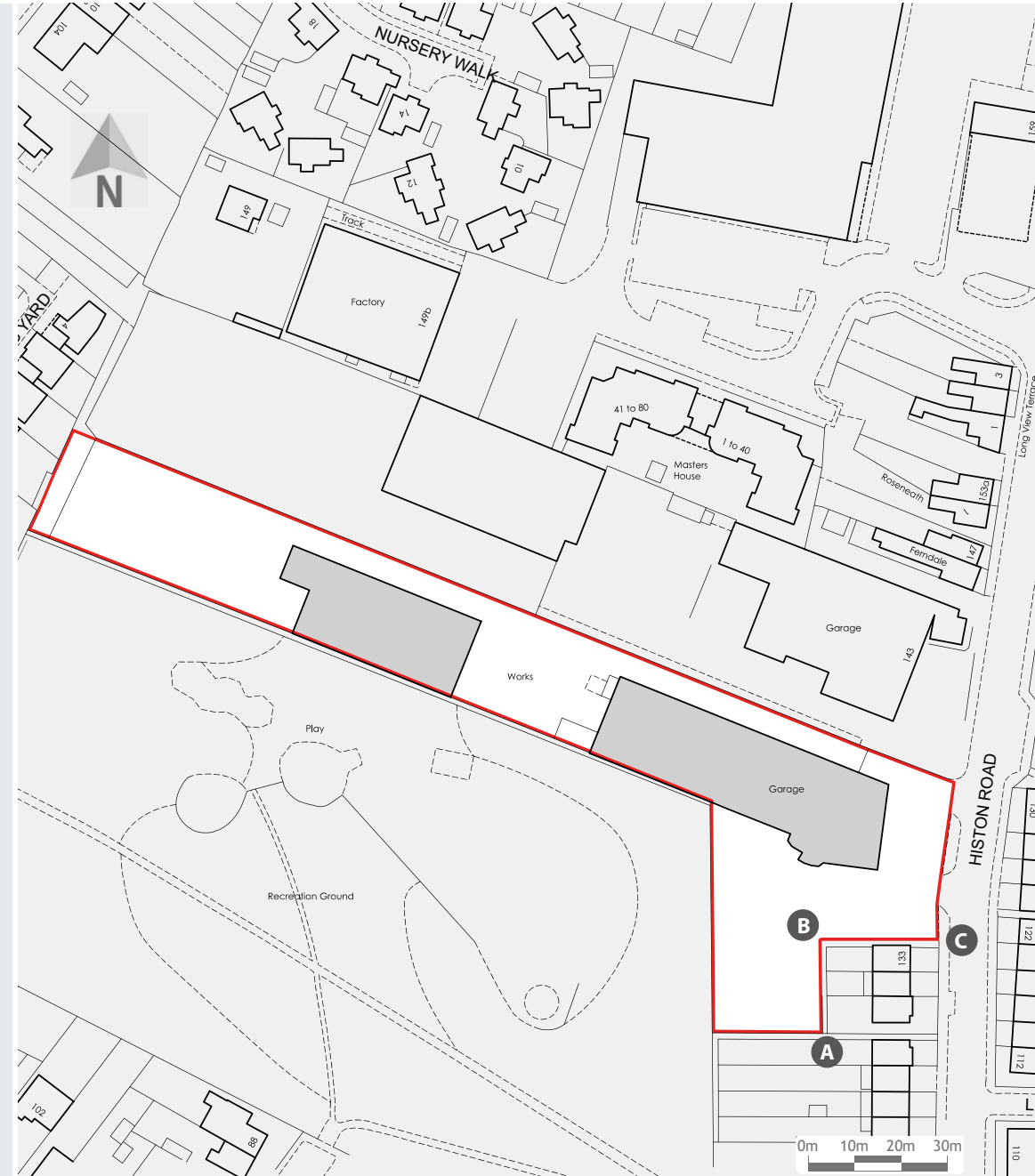
The property comprises a refurbished two-storey car dealership, consisting of a showroom, offices, workshop, and ancillary accommodation. To the rear of the site is a workshop and parts building. The remainder of the site is used for parking of approximately 133 vehicles.

ACCOMMODATION

The existing accommodation measures approximately 2,600 sq m (28,000 sq ft). Purchasers are encouraged to familiarise themselves with the accommodation documents in the Sharefile prior to making an offer.

FENCING

The Purchaser is to erect a fence between points A, B and C. The specification of the fence is to be agreed prior to exchange of contracts.





TOWN PLANNING

Within the Cambridge Local Plan, dated 2018, the site is identified as part of Site Number R2 - Willowcroft, Histon Road, allocated for residential development. The other parts of the sites in the designated area include the new residential development (application reference no. 15/1369/FUL) and the ATS depot to the north of the site. We understand that sites within the Willowcroft designation can all be developed independently, subject to any development not restricting potential redevelopment of the remainder of the sites. The Willowcroft development to the north of the ATS site has set a precedent in this regard.

The site adjoins but falls outside the Histon Road Conservation Area and there are no other Policy designations covering the site, nor is it a protected employment site.

Interested parties are advised to make their own enquiries with Cambridge City Council Planning Department in respect of any redevelopment of the site.
Cambridge City Council: 01223 457000.

OFFERS

Offers are invited on an unconditional and/or a subject to planning basis. All submissions should include the following information:

- Anticipated time-frame of Exchange and Completion.
- Confirmation of deposit amount/percentage.
- The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office.
- Confirmation of funding proposals and any third party approvals required, please provide proof of funds.
- Provide details of any elements of conditionality within the proposal or any assumptions made.
- Details of internal approval process required to sanction the purchase.
- Confirmation that your solicitors have reviewed the documentation within the ShareFile.
- Provide details of the solicitors who will be acting on your behalf in this transactions.

Our client reserves the right not to accept the highest or any other offer received. The bid deadline for offers is **Wednesday 01 September 2021 at midday** and offers should be submitted by email to Angus Irvine or Charles Alexander.

Offers will be sought for the site on the basis of freehold with vacant possession. Proposals should also include an outline of any proposed development of the site for which planning consent will be sought.





TENURE

The property offered for sale is verged red on the site plan. The property will be offered freehold with vacant possession.

UTILITIES

The site benefits from mains water, foul drainage, gas and electricity.

VAT

The property has not been registered for VAT.

EPC

Front building: C.
Rear building: E.

FURTHER INFORMATION

Access to the documents in the ShareFile relating to the EPC's Environmental and Topographical surveys and other sales information is available on request from the selling agent.



VIEWINGS AND ENQUIRIES

Viewings are strictly by appointment only, please contact the selling agent for further information.

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RAPLEYS

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