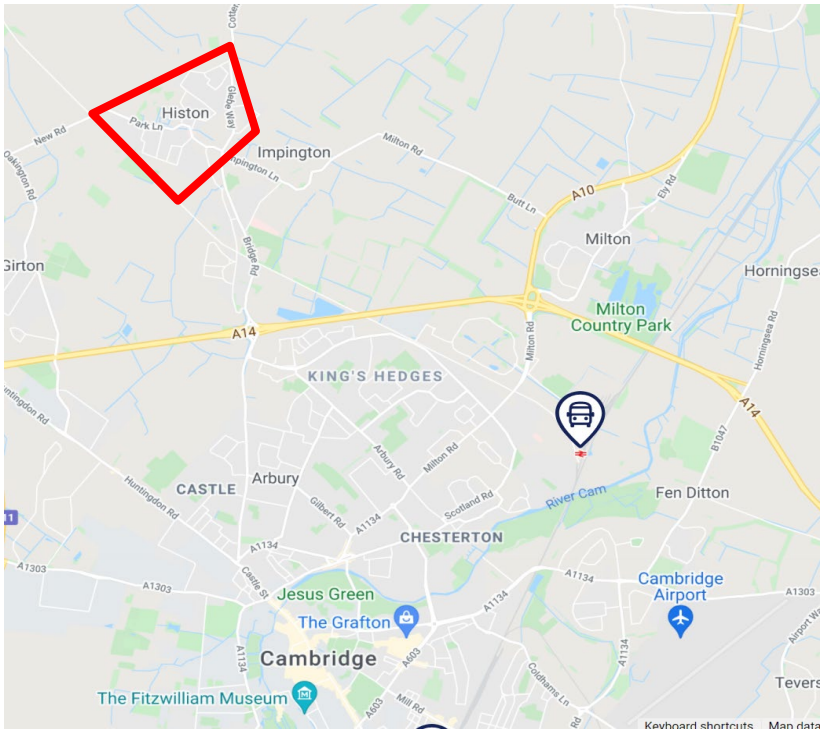
FREEHOLD SALE CONVERSION/DEVELOPMENT POTENTIAL STP
BURDETT HOUSE, HISTON, CAMBRIDGE, CB24 9LF

BIDWELLS

Opportunity

- **Freehold sale conversion/development** opportunity of former care home (C2) subject to contract
- In the popular residential area of Histon, Cambridge
- 3 mins drive from **A14** (East/West) and minutes' walk away from local amenities
- **Cambridge North train station** is 10 minutes with excellent transport links via the Guided Bus Route
- Site area of circa **0.5 acres** (0.2 hectares)
- The building comprises of a total GIA of **7673 sq ft** (712.80 sq m)
- The building offers the potential for conversion/extension (STP)
- Our client is seeking offers in excess of **£1,100,000 (One million and one hundred thousand pounds)** for its freehold interest with vacant possession, on an unconditional basis, subject to contract and exclusive of VAT.



Location

Histon is an attractive village to the North of Cambridge. In effect, Histon comprises the adjacent village of Impington but also the business parks, private hospital, hotel and football ground all of which sit north of junction 32 of the A14. The village is situated approximately 4.5 miles from Cambridge City Centre, having good communications to the city via the guided bus way (Huntingdon/St Ives with city centre and Addenbrookes) and local bus network. Together with the A14, east west dual carriageway.

The village is therefore a popular residential and employment area – the quoted population is approximately 8,500 persons but in 'normal' times this would grow substantially during the day with employees at Vision Park, Chivers factory, Holiday Inn Hotel, Spire Cambridge Lea Hospital etc.

The centre of the village is focussed around an attractive green and village pond created at the intersection of a number of roads which provide good access to surrounding villages, especially Cottenham to the north.

Therefore, with this overall catchment the facilities in the village are better than would be anticipated for a village of this size. There is a good selection of pubs, food outlets, national convenience stores, post office, library, schools and other independent shops. The area is still expanding both residentially, with a number of infill residential schemes especially around the guided bus stop, where previous employment sites have been redeveloped into flats and employment.

TRANSPORT

PUBLIC TRANSPORT

Cambridge North station is only 4.8 miles from Histon. The Cambridge Station provides excellent links to Brighton, London Kings Cross, Liverpool Street and Stanstead.

Journey times to central London are approximately 45-60 minutes and trains usually as frequent as 30 minutes.

Rights owned by: https://www.thebusway.info/routes-times.shtml

ROAD

The A14 is circa 1.2m South of Histon; offering easy access to the Centre and outskirts of Cambridge. The A14 also leads out to the surrounding motorways of Cambridge (M11/A1M c. 10.1/23.4 miles). Stanstead Airport is easily accessed by car or train in under an hour.

BUS

Histon has ample bus routes as well as The Guided Bus which provides easy access to Cambridge City Centre, Cambridge North Station and Addenbrookes Hospital.

Situation

The Property is situated on Station Road which runs north to the village centre and parallel to Water Lane/B1049, the main vehicular route through the villages of Histon and Impington. The two roads are linked at various points and join together at the A14 junction.

The neighbourhood is predominately residential although Vision Park, a 90,000 sq ft office park, is within walking distance. In addition, local amenities include café, church, and surgery as well shops and pubs in the village centre.

The property enjoys a very amenable setting with mature trees and mostly detached residential properties.

Description

The property is a purpose-built care home, constructed in 1997 and further altered in 2002. It sits centrally in a half-acre plot with landscaped gardens and allocated car parking/room for deliveries at the front.

The building provides the following accommodation:

- Ground floor: administrative and support function rooms, reception including a lift, kitchen, lounge/dining area, conservatory and 8 bedrooms of varying sizes and aspect. The bedrooms have private w/c facilities but no shower or bath.

- First floor: 10 bedrooms of varying size and aspect, all bar two having w/c facilities. There are separate shower rooms off the central corridors and additional support function rooms.

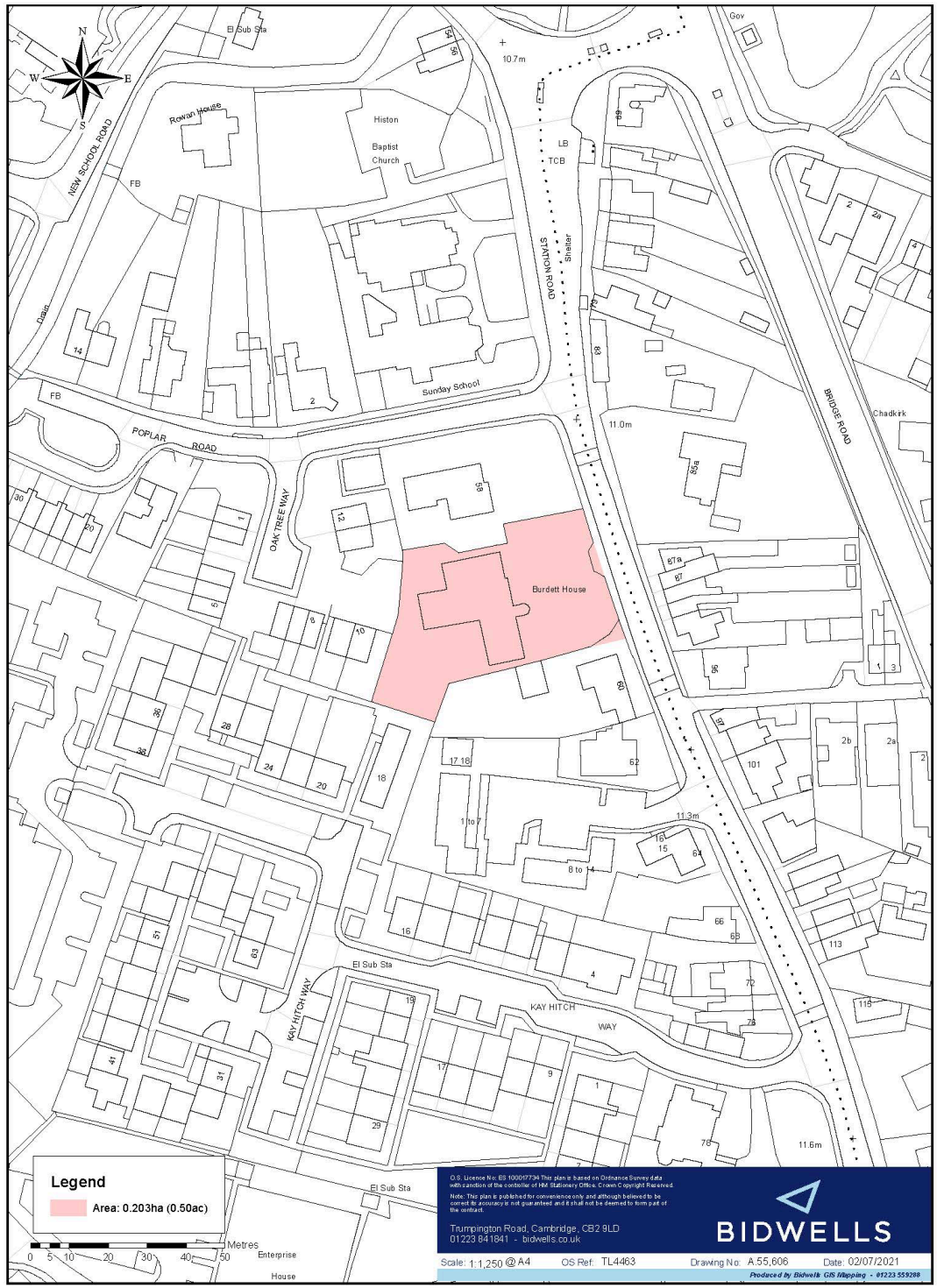
Floor Areas

Ground floor:	4,223.0 sq ft	(392.3 sq m)
First floor:	3,450.0 sq ft	(320.5 sq m)
Total areas:	7,673.0 sq ft	(712.80 sq m)

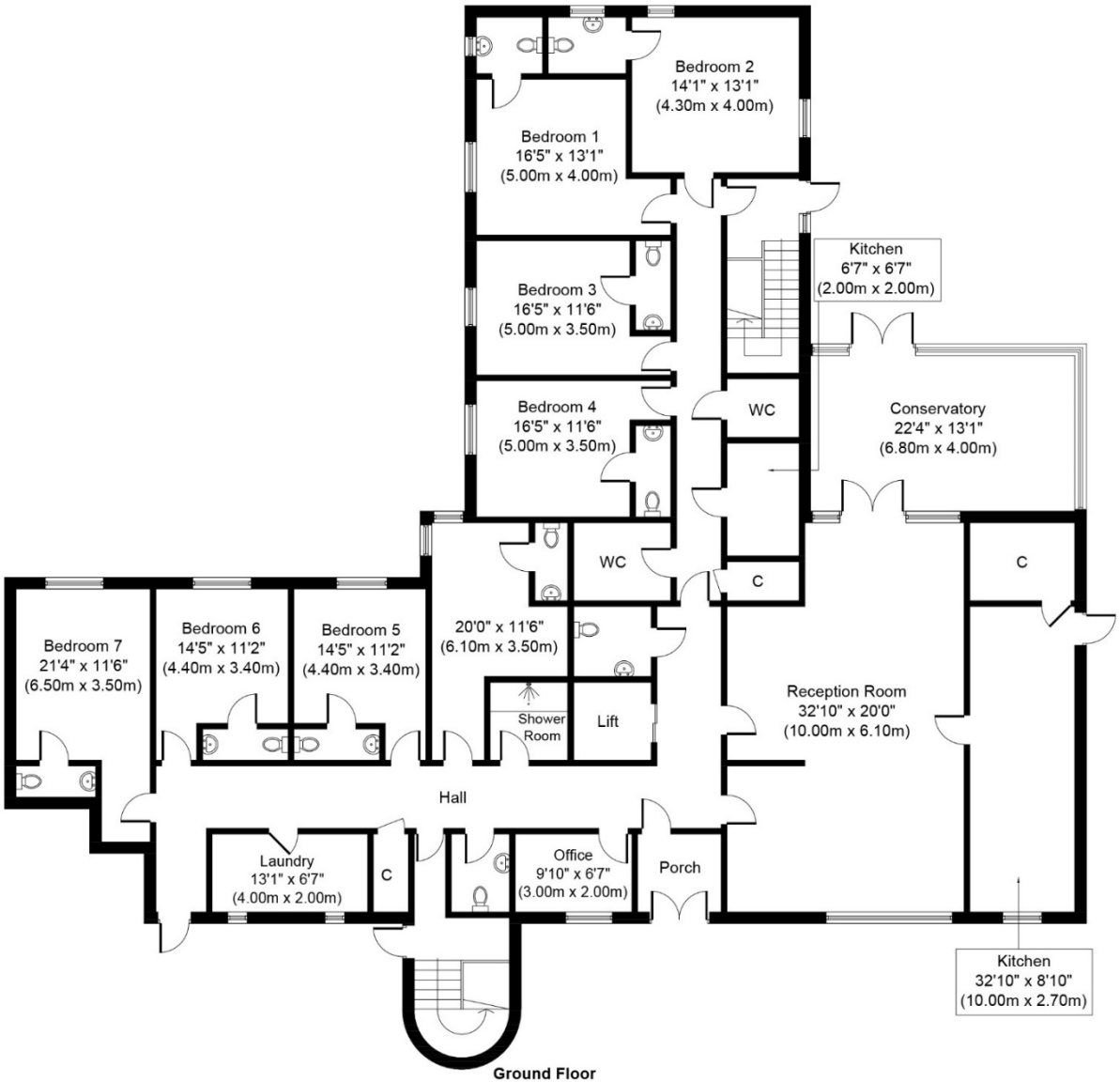
Site Area

The site provides an area of approximately 0.5 acres (0.2 hectares).

Burdett House, Station Road, Histon



Floor Plans: Ground floor



Ground Floor
Approximate Floor Area
4223 Sq. ft.
(392.3 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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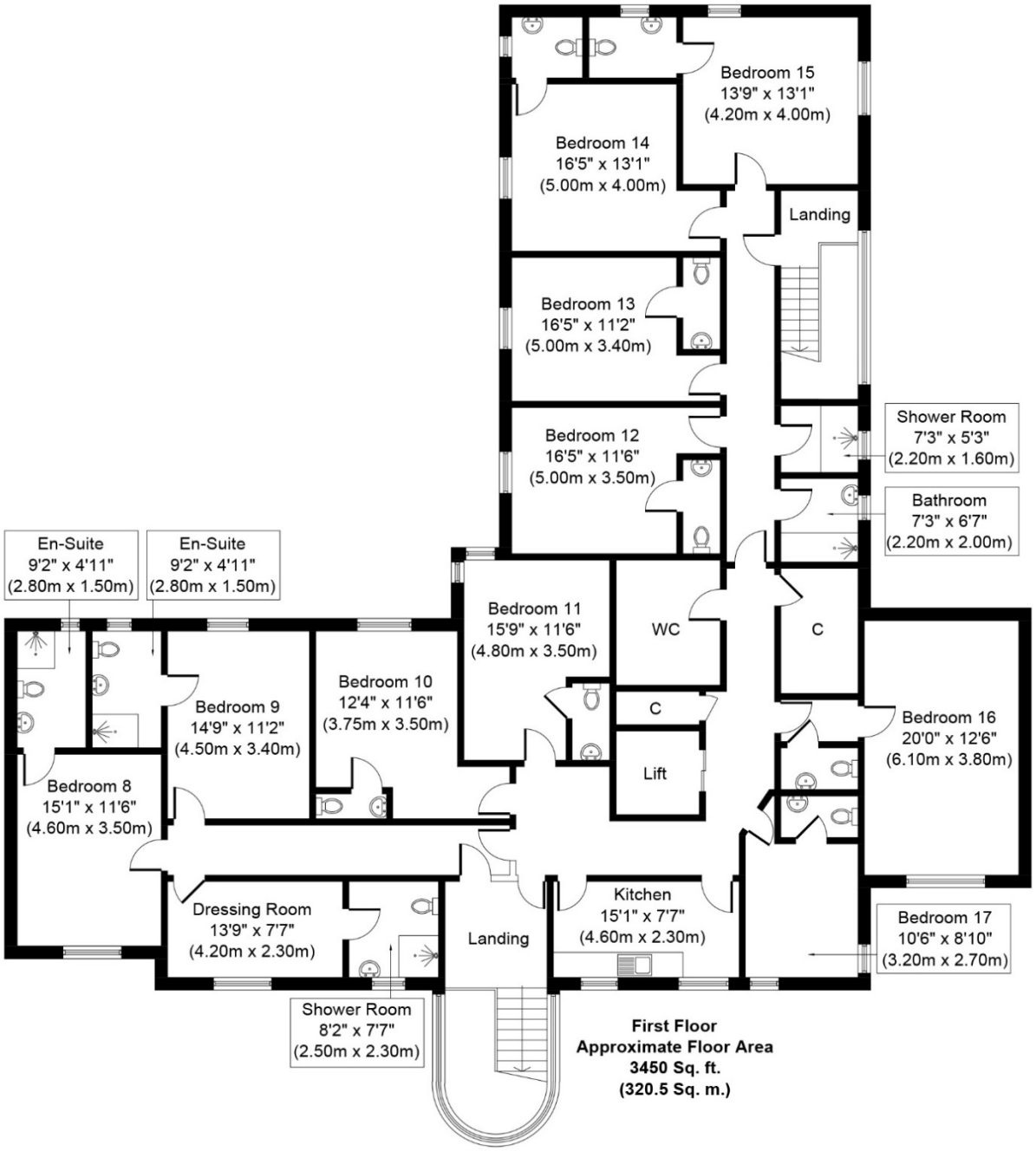
Floor Plans: First floor



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Planning

We understand from desktop research that planning was granted in 1995 and has a permitted use of C2 but we consider the property has the potential for a variety of other uses. It appears that the subject property is shown as 'white land' within the development framework i.e. no specific use.
The property also sits in a Conservation Area where development could be supported where it sustains and enhances the special characteristics of the historic environment. The buildings to the right of the subject property – the retirement home and Histon Baptist Church provide context.
Histon and Impington are designated rural centers, which effectively means they have a good level of facilities – schools, amenities etc. and therefore, have the necessary infrastructure to allow future growth within the overall policies of the Local Plan. The Local Plan envisioned continuing growth and Histon is one of the 3 main centers for this growth, seeking extensions to the village boundaries.

Conversion/Development

In light of the planning status and the layout of the building we consider that the property has good potential for conversion and/or development, subject to planning.

We consider that options include:

- Refurbishment for modern retirement living and/or care
- Conversion to planning use C3 for use as a single dwelling
- Conversion to planning use C3 for use as multiple dwellings (flats)
- Conversion to planning use C1 for use as a hotel
- Conversion to B1 - offices
- Conversion to Sui Generis - rented flats for students
- Conversation for education use or nursery use
- Conversion to medical use

However, we would strongly recommend that all interested parties make their own enquiries of the Local Authority.

Tenure

The property is held freehold.

Purchase price

Our client is seeking offers in excess **of £1,100,000 (One million and one hundred thousand pounds)** for its freehold interest with vacant possession, on an unconditional basis, subject to contract and exclusive of VAT.

EPC Rating

The property has an energy rating C (57). The full report is available upon request.

Services

Unfortunately, there is limited information on services and parties will need to make their own enquires.

Further Information

Should you wish to view the property or have any enquiries, please contact:

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