

## LAND

PLOT C, SOHAM  
NORTHERN  
GATEWAY, A142,  
SOHAM  
CB7 5DE

**1.59 Acres**  
**0.64 Hectares**

- Proposals sought on Freehold or Leasehold basis
- Well located off the A142
- Circa 18,500 vehicles per day on A142

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## LOCATION

Soham is a town located around 5 miles from the A14 Junction 37, 9 miles from Newmarket and 16 miles north east of Cambridge on the A142 linking Newmarket with Ely. It has a population of around 12,300 people (2021 census) and is a designated a rural growth settlement.

There are a range of facilities in the town, which include a secondary school, library and a range of shops, while it also provides a base for a number of other commercial and industrial occupiers.

The plot is located within the Soham Northern Gateway development zone on the A142 Northern roundabout.

## DESCRIPTION

**Overview:** The site extends to circa 1.59 acres (0.64 hectares) gross. It is flat throughout with a proportion of concrete hard standing (extending to circa 0.21 acres) leading to an agricultural access track to the adjacent field.

**Access:** The site has an existing agricultural access direct from The Shade (A142) (over land owned by Cambridgeshire County Council). Primary access to the site will be by way of an extension to the existing link road that services the adjacent BP Petrol Filling Station in accordance with the specification agreed with Cambridgeshire County Council (land owner).

**Site Constraints:** There is a Public Footpath that crosses the site diagonally (eastern to western corners). A previous planning application on the site sought to divert this around the boundary. There is a mains foul sewer with a 6m easement that crosses the site diagonally

(northern to southern corners). There could be scope to divert this around the site boundary. No investigations have been undertaken to verify the cost or potential of this.

## PLANNING USE

The site is located within open countryside and outside the defined development envelope of Soham.

The site has previously been subject to a planning application for a fast food drive thru and a coffee drive thru (Ref: 20/00569/FUL). The application was refused, in part, due to Policy SBNP8 which does not permit hot food takeaways within 400m of the boundary of The Shade Primary School. As such, proposals that include hot food takeaways will not be considered.

For further information on the current planning status of the site, please contact East Cambridgeshire District Council.

## TERMS

Proposals are sought on a Freehold, subject to planning, basis. Leasehold proposals will be considered.

Proposals submitted are to include the offered purchase price or offered rent (as applicable) alongside other relevant terms and conditions.

## LEGAL COSTS

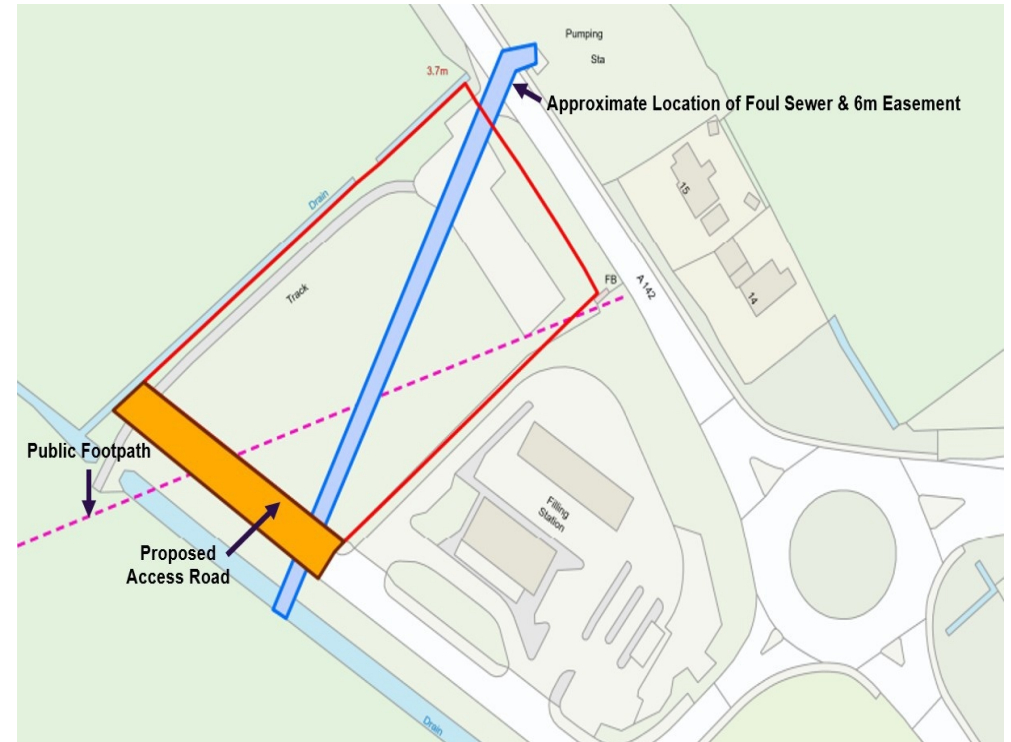
Each party to bear their own legal and professional costs incurred in the transaction.

## VAT

The site is not elected for VAT.

## VIEWING

Strictly by appointment with agents.



## CONTACT

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