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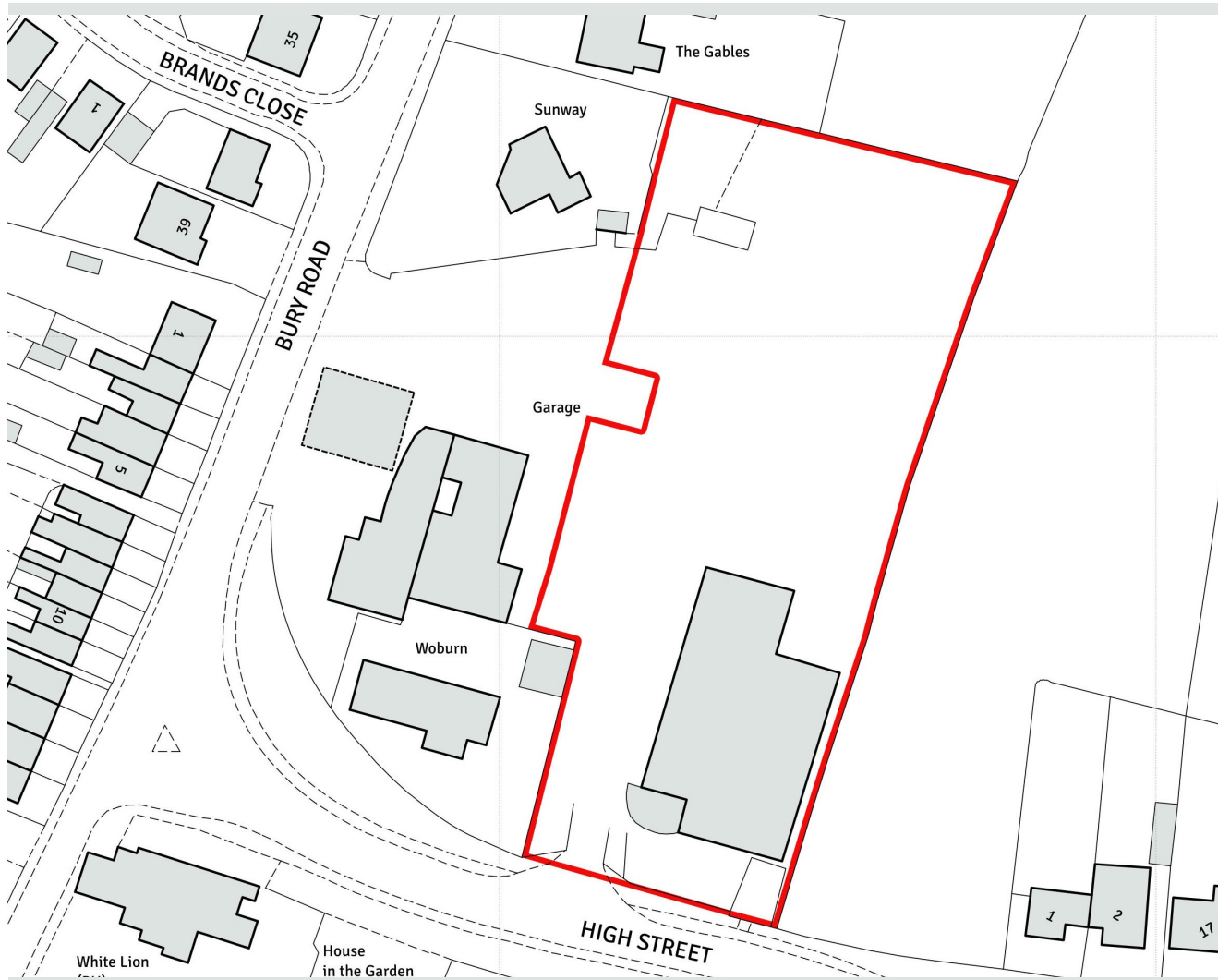
## FOR SALE

# Residential Development Opportunity

Development Site, Bury Road, Ramsey,  
Huntingdon PE26 1NE

CONTACT **Charles Alexander**  
07831 487420 | charles.alexander@rapleys.com

**Angus Irvine**  
07767 463884 | angus.irvine@rapleys.com



Prime Cambridgeshire  
residential development  
opportunity (subject to  
necessary planning consents)

Prominent location

Positive pre app for 22 houses

Approximately 0.57 hectares  
(1.40 acres)



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### Location

The development site is situated in Bury which is to the south of the town of Ramsey, having direct access from the B1040.

The market town of Ramsey has a population of around 10,000 and is located north of the larger towns of Huntingdon and St Ives. Ramsey offers a wide range of amenities including independently run shops, restaurants, a leisure centre, both primary and secondary schools as well as larger supermarkets.

Both Huntingdon and Peterborough train stations are on the East Coast Mainline and within 15 miles of the site.

### Description

The site consists of an existing workshop and large yard area. The workshop is circa 650 sqm (7,000 sq ft) and a separate parts store of circa 65 sq m (700 sq ft). Both of these are located to the south east of the site - in the proposed pre-app it is intended that these will be demolished.

In addition there is a large yard area that is currently used for storage of cars and building material.

Currently there is a right of way for a fuel tanker to come through the site, however this is being amended through a variation of the lease on the petrol station.

### Accommodation

The property comprises the following approximate floor areas:

	Hectare	Acre
<b>Total Site Area</b>	<b>0.57</b>	<b>1.40</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross external basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.





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### Policy

Within Huntingdonshire District Council's adopted Local Plan to 2036 (May 2019), the site is located within Ramsey's defined built-up area, though is not subject to any other site-specific or wider designations.

To the north, east and south of the site is Ramsey Conservation Area.

In terms of general policy themes:

- Ramsey and Bury are designated spatial planning areas where housing, employment and retail growth will be focused, including on windfall sites.
- Unallocated residential development will in principle be supported within defined built-up areas.
- Subject to viability considerations, residential proposals will be expected to deliver 40% affordable housing on a site where 11 or more houses are proposed.

### Pre-application

The site benefits from a positive pre-application response from the District Council and Cambridgeshire County Council in 2020 on an outline residential scheme.

The pre-application submission provided an indicative residential scheme of 22 units of largely semi-detached houses comprising two to three bedrooms.

A separate Planning Cover Letter and Transport Scoping Note were included within the submission, both are available in the Share-File.

The District Council's Planning Department responded to confirm that the site is (in principle) suitable to accommodate residential development.

This pre-application response, together with the County Council's also indicated that:

- The site's main access proposed from High Street and future off-site ingress/egress for the petrol filling station fuel tanker is acceptable.
- Subject to design, layout and scale, there is potential to accommodate two to three bedroom housing at 2 storeys at an approximate density of 38.6 dwellings per hectare, with specific consideration being given to the site's interface with the conservation area and open fields adjacent along its eastern boundary. The introduction of 3 storeys on the site would not be appropriate.
- Other supporting evidence will need to cover matters pertaining to contamination, ecology, trees, heritage and conservation, and noise.

A copy of the District Council and County Council's responses can also be found in the Share-File.

### Potential Indicative Scheme

L Bevens Associates have prepared an indicative scheme in order to engage with the council through the pre app. The indicative scheme consists of 22 dwellings across the site, comprising 11 X 2 beds and 11 X 3 beds of various sizes and 42 parking spaces.

It is expected that through discussions with the council that this quantum can be increased.



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### Tenure

The site is available with freehold vacant possession.

### Terms

Offers are invited on either a conditional or unconditional upon planning basis.  
All submissions should include the following information:

- Details of any conditions attached to your offer
- Anticipated timeframe 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
- Detail of internal approval process required to sanction the purchase
- Please confirm you and your solicitors have reviewed the documentation within the Share-File
- Provide details of the solicitors who will be acting on your behalf in this transaction

Our client reserves the right not to accept the highest or any other offer received. The bid deadline for offers is **Wednesday 26 August 2020 at midday** and should be submitted by email to **[Charles Alexander](#)**.

### Further Information

Access to the documents in the Share-File relating to the pre-application information and other sales documentation is available upon request.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment with the sole agent.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchbrook Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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