

HUTCHINGS & HARDING

THOS. EVANS WORKS

SAWSTON • CAMBRIDGE • CB22 3HN

A PRIME DEVELOPMENT OPPORTUNITY
ON 1.01 HECTARES (2.5 ACRES)

RAPLEYS



Prime Cambridgeshire
development
opportunity



Suitable for a residential led
development, subject to any
necessary planning consents



For sale freehold
with vacant
possession



Approximately
2.50 Acres
(1.01 hectares)



Offers are invited on an
unconditional upon
planning basis



LOCATION

The site is located in a prominent position to the south of Sawston village on the High Street. The surrounding area consists of predominantly family housing, with the grounds of Sawston Hall adjoining the site to the east and Sawston nursery to the south.

Local facilities include a wide variety of shops, a supermarket, a library and public houses, together with a primary and secondary school.

Sawston is located to the south of Cambridge City Centre and is one of Cambridgeshire's largest and most affluent villages. The site has excellent transport connections. Junction 10 of the M11 is approximately 3 miles from the site and Whittlesford Parkway train station is within 2 miles and offers excellent commuter services to Cambridge City Centre and London Liverpool Street in under an hour.

There are direct bus connections and cycle paths connecting Sawston and Cambridge City Centre.





DESCRIPTION

The site is approximately 1.01 hectares (2.5 acres).

The southern aspect of the site comprises the principle house (Brooklands) currently used as offices, along with a number of ancillary buildings. Towards the north of the site are further brick buildings, yard areas and open space. All the buildings vary in height, sizes and have been developed over a considerable period of time. At the eastern boundary are the steel/concrete frame buildings.

Until recently the site was an operational Tanning works producing chamois leather products. Operations have now moved off site and all of the existing equipment has been de-commissioned and removed.



HISTORY

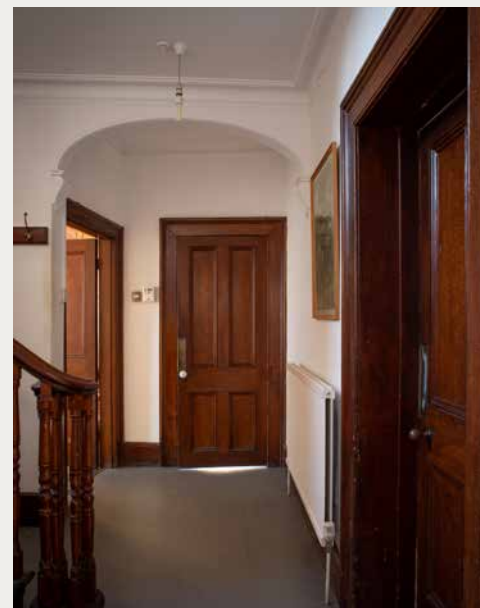
The Hutchings & Harding site was first recorded as being in use as a tannery in 1649, however, it is thought to have been established earlier. The site itself is generally known as the 'Old Yard' or 'Thomas Evans Works'.

The Evans family took over ownership in 1844 and expanded the business branching out into sales of chamois leather. The company continued to expand and by 1871 employed over 200 people.

In 1897, an out-of-work tanner by the name of Walter Hutchings gained employment at the 'Evans Works'. In 1916 he left to establish his own works on Portobello Lane in Sawston with financial backing from stationary supplier, Mr Harding. Hutchings bought out Harding in 1920 and the business prospered.

During the Second World War Hutchings took on a young evacuee named Barry Ettling. Following Walter Hutchings retirement in 1952, the Ettling family purchased the business.

The business continued to grow, and in 1976 Hutchings and Harding sold the Portobello Lane site and took over the Thomas Evans works. It expanded to become one of the world's leading chamois leather producers.





LISTED BUILDINGS

There are three listed buildings on the site, which are detailed below:

- Brooklands, 163 High Street, which was formally the principal house, but was converted into offices. The building was listed as Grade II in 1986.
- The Crust Warehouse, is a former tannery building and was listed as Grade II in 1987.
- The former Engine House is located to the east of the Crust Warehouse and was also listed as Grade II in 1987.

The Great Eastern Drying Shed was a Grade II* building which was granted permission for demolition in July 2019 (S/1483/19/LB), with the works completed in September 2020.

Further information together with measured surveys can be located within the Heritage section of the ShareFile.

PRE-SALE CONTAMINATION REPORT

In May 2020, EPS produced a pre-sale contamination report to assist both Purchaser and Vendor in assessing the reasonable costs which should be set aside to address historical contamination at the site caused by its legacy of tannery operations. This report is available in the ShareFile.





INDICATIVE SCHEME

To assist in establishing the principles of a residential led development, an indicative scheme of 38 dwellings has been prepared and it is anticipated that the density can be increased. The schedule of accommodation is set out below:

House Type	Area (sqft)	Unit Numbers	Total Area
1 Bed Flat	540	8	4,320
2 Bed Flat	754	8	6,032
3 Bed Flat	1,080	1	1,080
2 Bed House	865	10	8,650
3 Bed House	1,130	8	9,040
4 Bed House	1,441	3	4,323
TOTAL		38	33,445

TOWN PLANNING

POLICY

A key advantage to the site is that it is located within the Development Framework for Sawston. Under policy, the redevelopment of unallocated land and buildings within Development Frameworks will be permitted. As such the redevelopment could allow for residential development within a location central to the village. This approach is consistent with national planning policy, which is clear that local planning authorities should allow development that makes the most effective use of the land, particularly previously developed land and under-utilised land and buildings. Redevelopment of the site will therefore support the Government's ambition of developing brownfield land - a significant benefit of the site.

Sawston is considered under the Local Plan to be a Rural Centre, these are the largest and most sustainable villages in the District. As such, the settlement forms a highly sustainable location for new development, particularly residential development, with convenient access to the local services and facilities within the area. Policy states that within Rural Centres, redevelopment without any limit on individual scheme size will be permitted in Development Frameworks, therefore in principle there is no policy restriction on the number of units or level of development that the site could deliver, provided this is acceptable to the council in all other respects.

In June 2018 a Neighbourhood Plan Area was designated for Sawston, within which the site is centrally located. The Neighbourhood Plan is currently being prepared, but is still in the early stages with a draft not yet having been released. However, initial feedback would suggest there is community support for the site to be developed for residential use.

The site is located within the Sawston Conservation Area and contains three listed buildings. The site therefore offers an exciting opportunity for a scheme that respects the heritage context of the site, retaining assets of importance, whilst also allowing for a complimentary high quality new build development. The site is not subject to any other designations that would form constraints to development. The context of the site is that of a predominantly residential area, with nearby dwellings being of a variety of sizes, designs and ages. The site also benefits from an existing vehicular access from the High Street which provides direct access by car, bicycle and foot to Sawston village and beyond.

The site therefore offers an excellent location for a residential led redevelopment opportunity within a highly sustainable settlement in Cambridgeshire.

OFFERS

Offers are invited on an unconditional upon 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
- Detail of internal approval process required to sanction the purchase
- Please confirm you and your solicitors have reviewed the documentation within the ShareFile
- 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. Offers should be submitted by email to Angus Irvine or Charles Alexander.

FURTHER INFORMATION

Access to the documents in the ShareFile relating to the planning application and other sales information is available on request from the selling agent.

TENURE

The site is available for sale freehold with vacant possession.

UTILITIES

The site benefits from mains water, foul drainage, gas and electricity all within the vicinity.

VAT

The property has been elected for VAT, so will be charged at the prevailing rate.

VIEWING

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

ANGUS IRVINE

angus.irvine@rapleys.com
07767 463884

CHARLES ALEXANDER

charles.alexander@rapleys.com
07831 487420

HUTCHINGS & HARDING

RAPLEYS