

FREEHOLD FOR SALE
Prime Residential Development Opportunity

rapleys.com
0370 777 6292

Station Quarter
 George Street, Huntingdon PE29 3BQ



- Prime freehold town centre site
3.3 hectares (8.22 acres)
- Detailed planning consent for **178 residential units (158 family homes and 20 apartments)**
- **No** affordable housing provision
- Cleared, remediated and **ready for immediate development**
- **Unconditional** offers sought for the freehold interest with no deferments
- Closing date for offers **12pm 10 March 2022**

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Description

Station Quarter extends to 3.3 hectares (8.22 acres). It has recently been cleared, remediated and there are no pre-conditions that would delay a start on site.

Location

This prime town centre development site offers an exceptional opportunity to create a vibrant residential Quarter, with excellent transport connections providing direct access to London, Cambridge, Midlands and the North.

Station Quarter is located at Edison Bell Way and George Street, directly opposite Huntingdon mainline Railway Station and the Guided Busway to Cambridge.

Huntingdon town centre is within close proximity to the east of Station Quarter. To the west it is a short walk from Hinchingsbrooke Hospital (8 mins), the exceptional Hinchingsbrooke Secondary School (5 mins) and Cambridgeshire Constabulary and Fire & Rescue HQ (3 mins).



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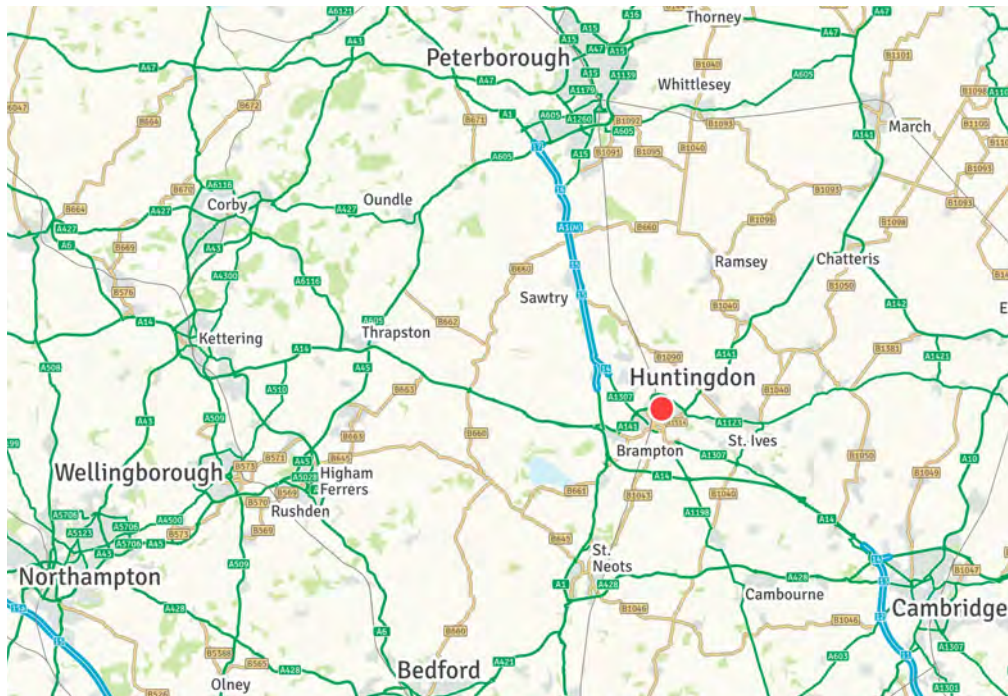
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Huntingdon

Strategically located within the Oxford/Cambridge Arc, Huntingdon has been transformed as a result of major investment to the A14 and town centre redevelopment. With a strong retail base supporting a selection of national operators and a wide range of local shops and restaurants, it is a rapidly expanding employment centre within the region.

Huntingdon is within a 20 minute drive from Cambridge, being not only home to the internationally renowned University but also a worldwide centre for Technology and Biotech industries. Consequently, Huntingdon provides excellent value for those wanting to live in this vibrant economic area.



Transport Links

Rail - Located within a minutes' walk from Huntingdon Railway Station with direct trains to London Kings Cross (47 mins) on the East Coast mainline. Huntingdon is easily accessible to Peterborough, York, Newcastle and Edinburgh.

Air - London Stansted - 45 miles and London Luton 47 miles.

Bus - By bus Huntingdon has direct services to Peterborough, St Neots, St Ives and Cambridge. Station Quarter also benefits from the dedicated Guided Busway stop which connects Huntingdon, Cambridge city centre and railway station every 7 minutes.

Road - Huntingdon is situated only 1 mile from the A1/A14 interchange, providing excellent north/south links via the A1 and good links to the Midlands and the east coast ports. The junction connecting Edison Bell Way with the A1307 and new Station transport interchange is due for completion Autumn 2022 providing a direct link to Cambridge.



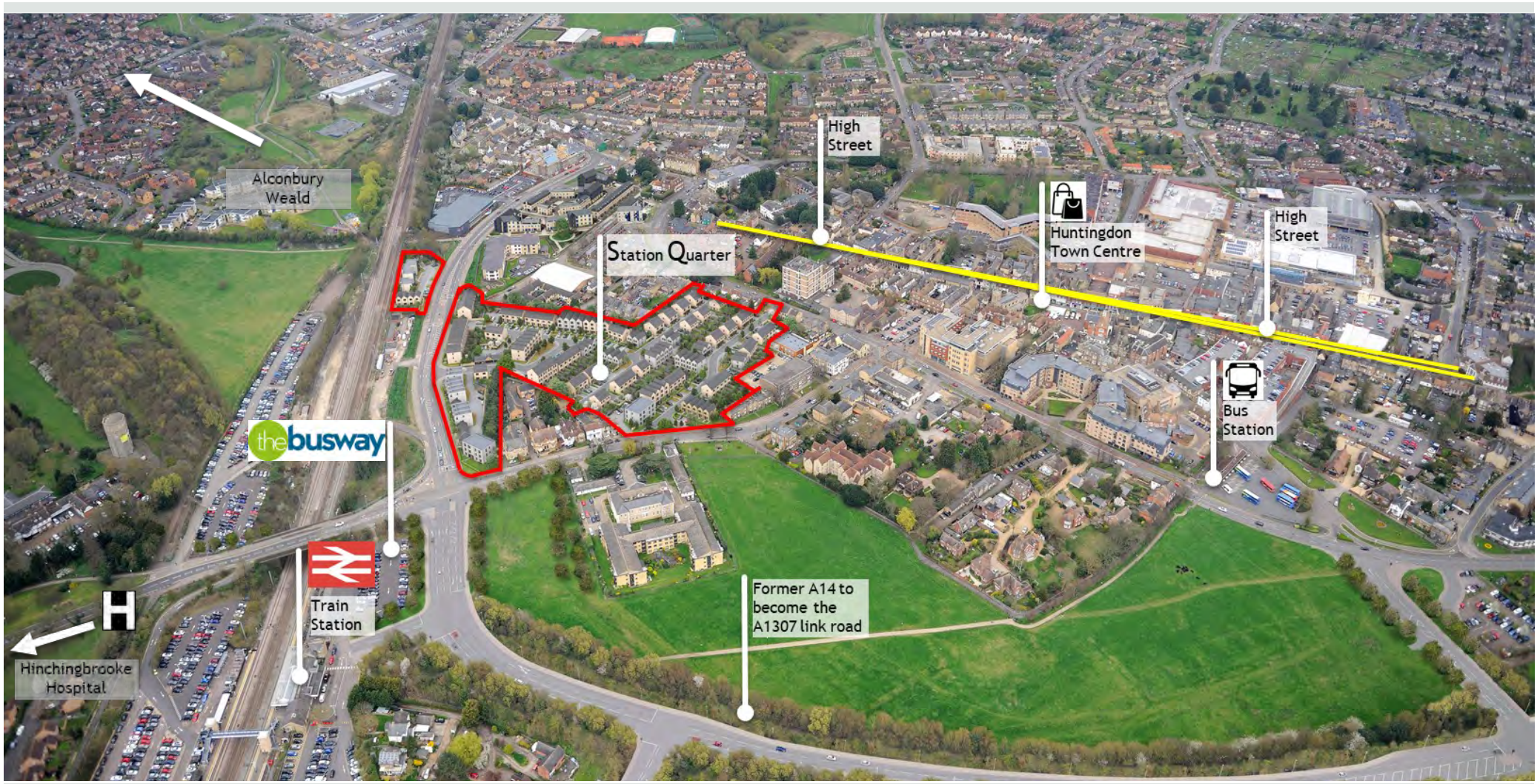


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Planning

Station Quarter is subject to a resolution to grant a detailed planning consent by Huntingdonshire District Council under the following reference: 20/02613/FUL. A copy of the committee report can be found in the dataroom.

The development includes a phased residential development of 178 dwellings with access, car/cycle parking, landscaping and associated works.

The scheme consists of a mix of 1 and 2 bed apartments and 2, 3 and 4 bed homes with 90% of the total 156,301 sq ft housing and 10% apartments (158 houses and 20 apartments).

There is no affordable housing provision, and the development design has been based on modular construction and a net zero-embodied carbon scheme.

Accommodation Schedule

Unit Type	Unit	Number	NIA (sq ft)	Total NIA (sq ft)
Apartment	1-Bed	8	548	4,382
Apartment	2-Bed	12	786	9,426
House	2-Bed	61	675	41,175
House	3-Bed	55	921	50,666
House	4-Bed	42	1,206	50,652
Totals		178	878	156,301

Section 106/CIL

The draft section 106 has been agreed and a copy can be found in the dataroom.

A summary is set out below:

	Definitions	Contribution
Highways Facilities	Bus stop improvements	£103,500
	Free bus provision	£25,632
	Pedestrian crossing contribution	£24,129
	Transport works— access and junction improvement obligations	
	Transport works underspend. Sum remaining should the Highway Facilities be less than £522,632	
	Wheeled bins contributions	£28,383
	Community infrastructure levy (subject to indexation)	£1,893,135
Sub Total		£2,095,700
	Transport works balance	£348,430
Total		£2,444,180

Station Quarter



Midfield Lodges

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Viewing

Strictly via appointment through Rapleys.

Viewing days will be arranged during the course of the marketing period.

Bids

Offers are invited on an unconditional basis with no deferred payment for the Freehold with Vacant Possession.

A sale of the SPV company in which the site is held is possible, details upon request.

Further Information

For further information and access to the dataroom, please contact the Rapleys directly.

Bid Submission

All submissions should include the following information:

- Details of any conditions attached to your offer.
- Anticipated timeframe for 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 and any third party approvals required.
- Please confirm you and your solicitors have reviewed all the documentation contained within the dataroom.
- Provide details of the solicitors who will be acting on your behalf in this transaction.



Deadline

The deadline for offers is **12pm Thursday 10 March 2022**.

Our client reserves the right not to accept the highest or any other offer received.

VAT

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

Contact

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