

FREEHOLD FOR SALE Residential Development Opportunity

The Former Bishops Site, Cambridge Road
Impington, Cambridge, CB24 9NU

Key information

- Prime development site in the sought-after South Cambridgeshire village of Impington
- Extending to approximately **0.21 hectares (0.53 acres)**.
- Detailed planning consent for **38 private residential apartments**, with no affordable housing obligation
- Unconditional offers are invited for the freehold interest with vacant possession.

Contact

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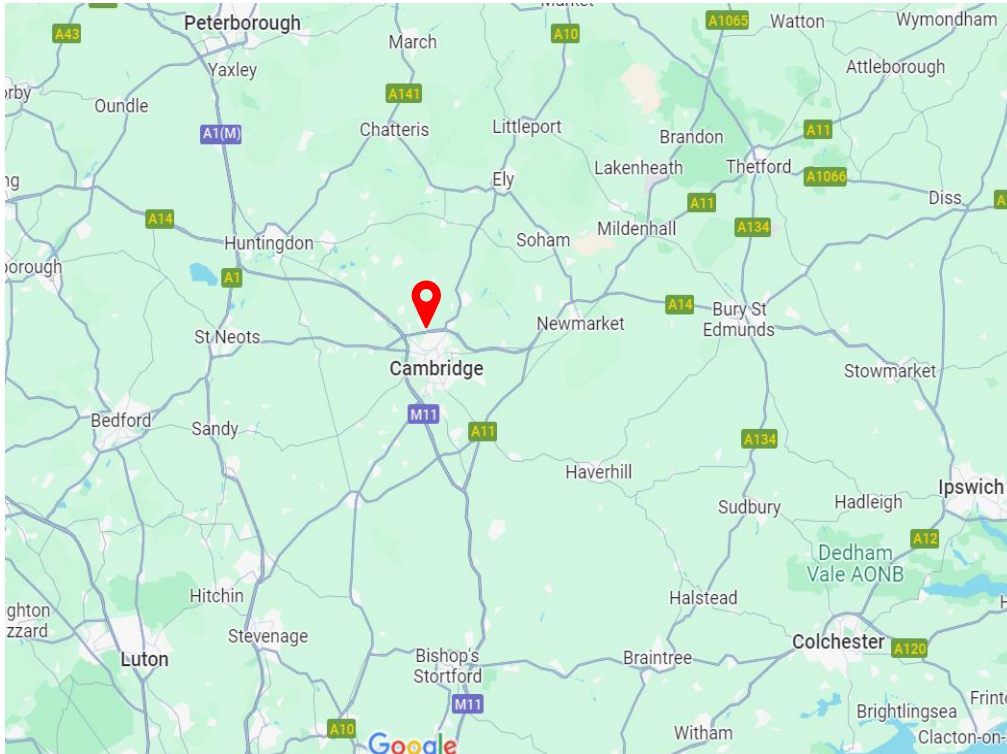
CGI view from Cambridge Road

Location

The Site occupies a prominent position on Cambridge Road, Impington, just north of Cambridge City Centre. The site benefits from immediate access to the A14 and is well connected to major routes, with Cambridge North railway station approximately 2 miles away, providing direct service to London, Ely and connections to the north.

Local amenities include, supermarkets, cafes and education institutes such as The University of Cambridge which is located approximately 4 miles south of the Site.

Additional facilities can be found in the neighbouring village of Histon, which forms a major rural centre and offers additional retail options.



Description

This site comprises a cleared parcel of brownfield land formally home to Bishops Hardware Store. It is boarded by private residential developments to the south and the Guided Busway to the north.

The site is designed to accommodate a thoughtfully planned apartment scheme, fostering integration with the local community and surrounding developments.

In total the site extends to circa 0.21 hectares (0.53 acres) as approximately denoted on the attached redline plan.



Planning & Development Proposal

The site falls within the jurisdiction of South Cambridgeshire District Council and is guided by the South Cambridgeshire Local Plan which was adopted in 2018. The property does not contain any Listed buildings, nor is it situated within a Conversation Area.

The Bishops Site benefits from detailed planning permission under reference 21/02902/FUL, which permits the development of 38 private residential apartments. There is no on-site affordable housing provision.

The Section 106 Agreement tied to the current planning consent has been finalised, outlining a total indexed contribution of £173,467. This includes a commuted sum of £68,586 earmarked for the off-site affordable housing provision. The payment structures are as follows: the affordable housing contribution becomes due upon the sale of the 35th apartment, while all other payments are required after the sale of the 25th apartment.

The Histon & Impington Neighbourhood Plan, adopted in May 2021, supports developments like this that enhance the character of the area while addressing housing needs. The site is located within the Histon & Impington Station area, identified for Mixed-Use Redevelopment under Policy E/8 of the South Cambridgeshire Local Plan 2018. This policy emphasises efficient land use for residential and community-focused developments.

The Village Design Guide, part of supplementary planning documentation, sets standards for architecture and environmental integration, ensuring new developments respect the area's unique identity. The approved design for the Bishops Site reflects this guidance by integrating a compact footprint, innovative yet contextually appropriate building styles, and sustainable landscaping.

The site's access design prioritises connectivity and sustainability, incorporating parking for 33 vehicles and an EV car-share space. Proximity to public transit, including the Guided Busway and cycle routes, ensures alignment with Cambridge's transit-oriented development goals.



Viewing

Strictly via appointment through Rapleys.

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

Offers:

Offers are invited on an unconditional basis. All submissions should include the following:

- Anticipated timeframe of Exchange to Completion.
- Confirmed 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.
- Provide details of the solicitors who will be acting on your behalf in this transactions.

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

Expression of Interest

All interested parties are requested to register their interest with either Serena Esses or Angus Irvine directly.

Identity Checks

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

VAT

The property is elected for Value Added Tax which will be charged at the prevailing rate.

Further Information

Further information including planning and technical documentation is available on our online dataroom which can be accessed once registered.





For further details contact:
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