

DEVELOPMENT
LAND FOR SALE



STRATEGIC RESIDENTIAL DEVELOPMENT OPPORTUNITY (STP)

Land off THRAPSTON ROAD

BRAMPTON, CAMBRIDGESHIRE

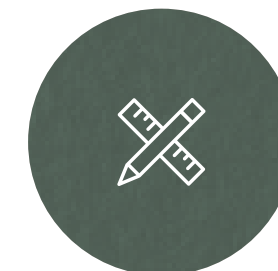
RAPLEYS



Approx. 0.87 hectares
(2.16 acres)



Indicative scheme for
25 family homes



Unallocated site
with development
potential (STP)



Being promoted
through the emerging
local plan



Edge-of-settlement
location adjacent
to A141



Huntingdon railway
main line station
approx. 2.2 miles

LOCATION

This site presents a strategic residential development opportunity on the outskirts of Brampton which benefits from excellent transport connections providing direct access to London, Cambridge, and the North.

Brampton is strategically located within the Oxford–Cambridge Arc, positioned between Huntingdon and the A1/A14 interchange, providing direct road access to the Midlands, London and the wider strategic network. Cambridge City Centre is within a direct 25 minute drive.

The village is well served by a range of local amenities, including Brampton Village Primary School, which is rated ‘Outstanding’ by Ofsted, supporting strong demand from local families. In addition, there are nursery and care facilities located in the village as well as a range of local shops and quality pubs.

Additional leisure amenities include Brampton Park Golf Club and the nearby Brampton Memorial Playing Fields, located approximately 0.3 miles from the site, which provide a range of recreational facilities including sports pitches, a basketball court, bowls green and skatepark. The area is home to Huntingdon Racecourse a well-established leisure and events venue near the site.

Brampton has experienced notable recent growth, including the redevelopment of the former RAF Brampton site, which has delivered a substantial residential scheme comprising approximately 600 homes, a 70-bed care home and associated amenity space to the south of the village.

Further residential development is planned in the immediate area, including the Coppice Park scheme, which has planning permission for 30 homes.

The wider area is also expected to benefit from additional employment growth, including the proposed Brampton Cross development, located approximately 1 mile from the site. The scheme has been promoted as having the potential to support up to 15,000 jobs across a range of employment uses, including advanced manufacturing and supply chain logistics, which may further support housing demand within the area.



Rail

The site is located approximately a 6-minute drive from Huntingdon railway station, which provides direct services to London King’s Cross in around 50 minutes via the East Coast Main Line. Additional services run to City Thameslink, London Bridge and Gatwick Airport, supporting strong connectivity for commuters.



Roads

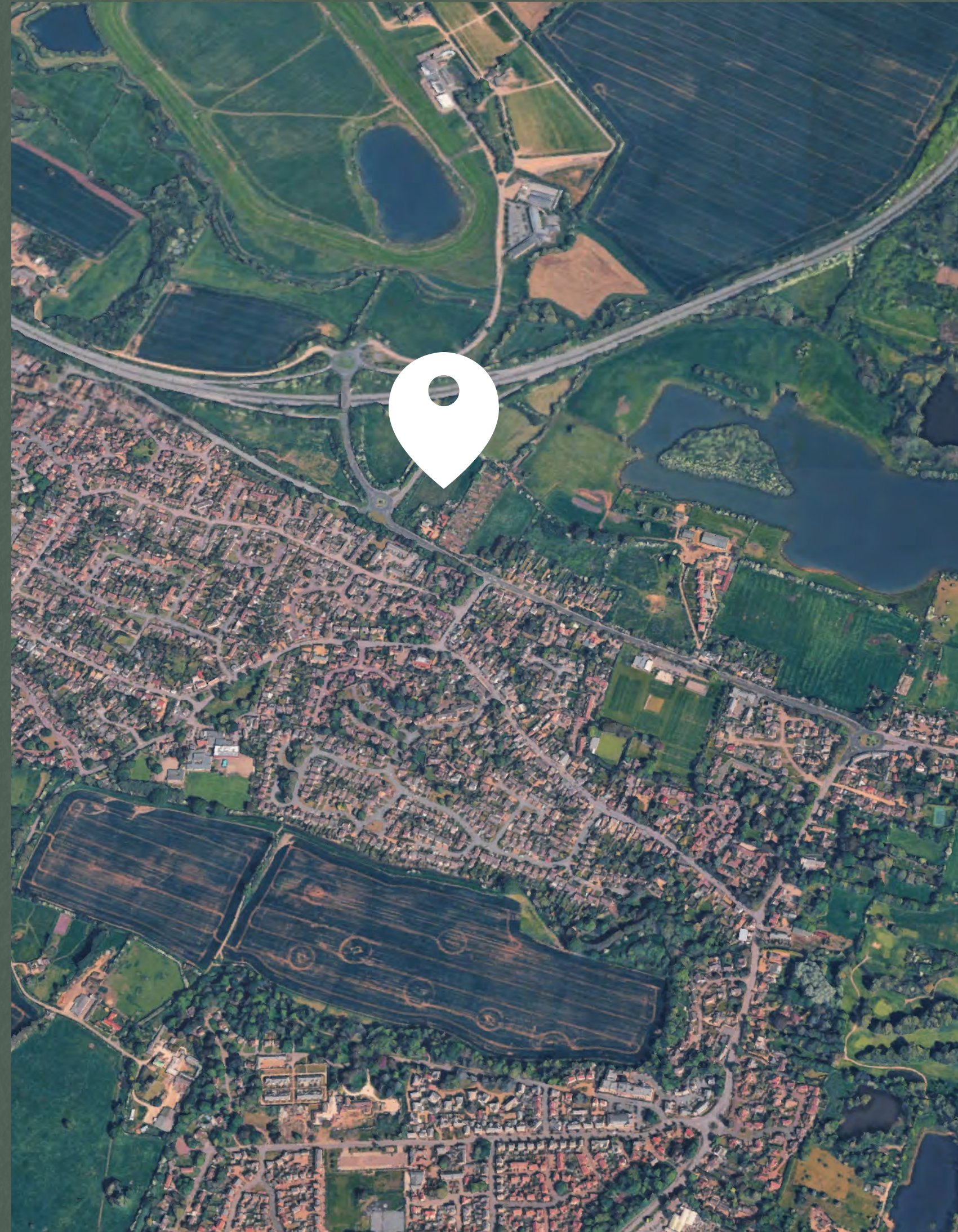
The site is ideally located adjacent to the A141, providing direct access to the A1 and A14. This affords excellent north–south connectivity via the A1, along with strong links eastwards to Cambridge and westwards to the Midlands.



Air

London Stansted Airport is located approximately 45 miles to the south-east of the site, with London Luton around 40 miles to the south and a c. 50-minute drive. Gatwick Airport is also readily accessible via direct Thameslink services from Huntingdon station, all airports offering a wide range of domestic and international connections.

THE SITE



The site comprises a parcel of land extending to approximately 0.87 hectares (2.16 acres), located off Thrapston Road on the northern edge of Brampton, Cambridgeshire.

The site occupies a prominent position adjacent to the A141 slip road, providing excellent accessibility and connectivity. The surrounding area comprises established residential development to the south and west, with open agricultural land to the north and east, creating a mixed residential and semi-rural environment.

The site is currently vacant and broadly level and is well positioned in close proximity to the existing residential settlement.

PLANNING

Although the site is not currently allocated for development, Huntingdonshire District Council's current inability to demonstrate a deliverable five-year housing land supply creates a timely opportunity to bring forward a residential proposal, subject to planning.



However, Huntingdonshire District Council is currently unable to demonstrate a deliverable five-year housing land supply. In these circumstances, the presumption in favour of sustainable development is engaged in accordance with paragraph 11(d) of the NPPF, and proposals for residential development would be assessed having regard to the overall planning balance.

The site is located on the edge of the settlement, with some nearby residential context, and has been promoted for residential development through the emerging Local Plan to 2046.

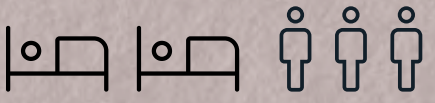
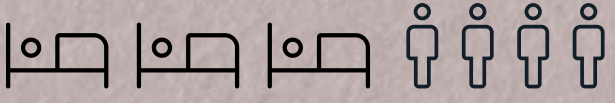

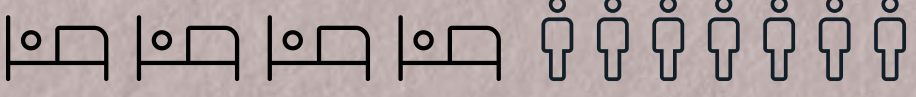
Interested parties are advised to make their own enquiries with Huntingdonshire District Council.



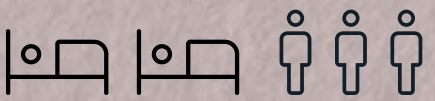
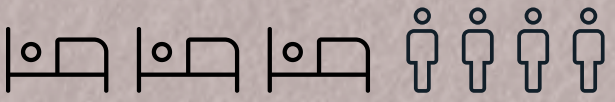
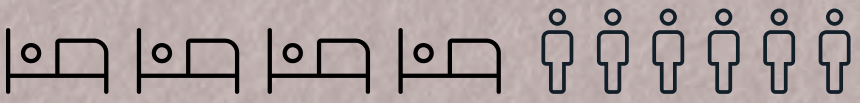
REDEVELOPMENT

Illustrative architect's drawings have been prepared to demonstrate a potential development scenario. These indicate a scheme of 25 residential units, comprising a mix of open market and affordable housing (STP).

The proposed open market provision comprises:

- 3x 
- 1x 
- 7x 
- 4x 

The affordable provision comprises:

- 3x 
- 5x 
- 2x 

The proposed mix is focused toward family housing, which aligns with strong demand for this product within the Brampton and wider the Huntingdon market. The inclusion of affordable housing also reflecting ongoing demand for this tenure within the local area and potential interest from Registered Providers.

The illustrative layout also incorporates areas of public open space and on-plot parking provision for the majority of units.

Pre-application discussions with Cambridgeshire County Council Highways indicate that an acceptable access arrangement can be achieved. The plan is available in the data room.



Viewings

- Strictly via appointment through Rapleys.
- Viewing days will be arranged during the course of the marketing period.

Offers

- Both unconditional or subject to planning offers are invited.

Bids & Submissions

- Offers are invited on an unconditional or subject to planning basis.
- A 10% deposit will be required upon exchange of contracts.

All submissions should include the following information:

- 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.
- Confirmation that you and your solicitors have reviewed all documentation contained within the Data Room.
- Details of the solicitors who will be acting on your behalf in this transaction.

Identity Checks / AML

The Money Laundering Regulations require us to conduct checks upon all purchasers. Prospective purchasers will be required to provide proof of identity and residence.

For a company, any person owning more than 25% must also provide the same.

Contacts



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RAPLEYS

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