



Source – Google Maps

For Sale

Houghton Hill Industries, Houghton, Huntingdon, PE28 2DH

- Development Opportunity
- Consent for 16 Starter Industrial Units
- Alternatively consent for 1 larger Industrial Unit
- 3.14 acres

Location

Houghton Hill Farm sits on a prominent stretch of Sawtry Way, within a small cluster of commercial and light-industrial uses.

The site has immediate access to the A141, linking straight into the A14 and A1(M), giving quick routes to Huntingdon, St Ives and Cambridge.

Some occupiers in the nearby region include, **Big Printing, Aldi, Toyota and One Leisure.**

The surrounding area has a practical and established commercial setting, with a mix of workshops, vehicle-related businesses and rural-edge industrial occupiers in the vicinity.

The site benefits from straightforward access and good day-to-day connectivity, making it well suited to light industrial, storage, trade counter and roadside uses.



Source – Planning Application



Source – Planning Application

Description

The plot is situated directly behind the established Houghton Hill Industries estate, which provides a mix of starter units and larger industrial accommodation.

The site benefits from shared estate access, with an approach road suitable for HGVs and general commercial traffic. The access arrangement is illustrated in the photograph adjacent.

The site comprises a development opportunity consisting of 16 industrial starter units totalling 1,714 sq m (18,450 sq ft), together with a standalone industrial unit of 586 sq m (6,307 sq ft).

The associated planning applications can be viewed in more detail on the South Cambridgeshire District Council website under references 22/01379/FUL and 22/01380/FUL. Please note that the existing planning permission has now expired (end of September) and will need to be re-obtained.

Further information regarding the farm's sewage works is awaited.

Terms and Tenure

Price: Unconditional offers over £485,000

VAT

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

Accommodation

The site comprises the following approximate site area:

	Hectare	Acre
Site Area	0.03	3.14

Note: Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Identity Checks/AML

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



Rating

The units will be subject to business rates upon completion.

The multiplier (UBR rate) applied to the Rateable Value will vary depending upon the occupiers end use.

It is the responsibility of the occupier to agree the appropriate multiplier with the relevant authority.

Further information is also available at www.gov.uk/calculate-your-business-rates.

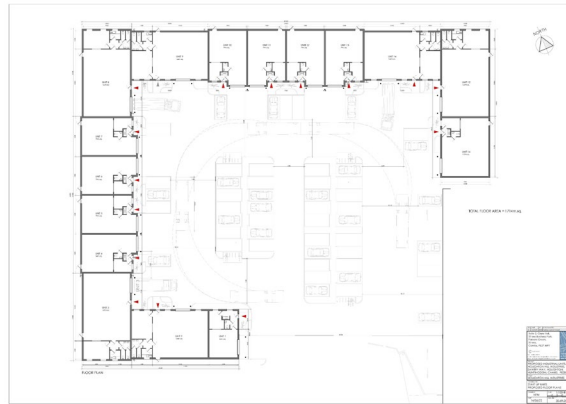
Viewing

Strictly via the sole agents, Rapleys LLP

Accommodation Schedule

The proposed units are as follows:-

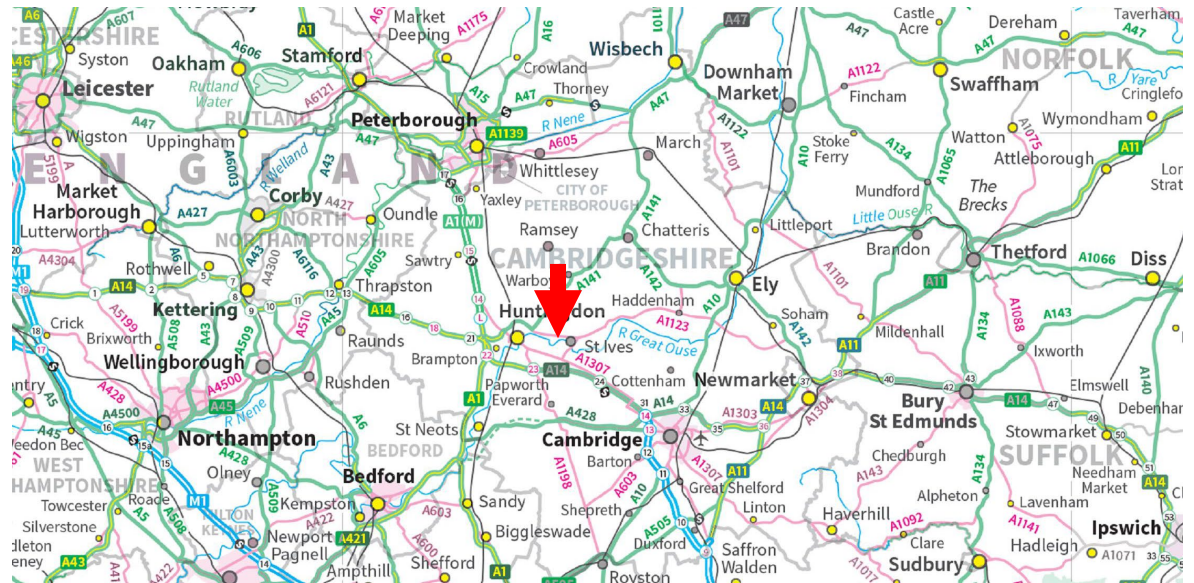
	Sq m	Sq ft
Unit 1	54	581
Unit 2	144	1,550
Unit 3	162	1,744
Unit 4	54	581
Unit 5	79	850
Unit 6	79	850
Unit 7	79	850
Unit 8	162	1,744
Unit 9	144	1,550
Unit 10	79	850
Unit 11	79	850
Unit 12	79	850
Unit 13	79	850
Unit 14	144	1,550
Unit 15	162	1,744
Unit 16	110	1,184
Unit 17	586	6,308



Source – Planning Application



Source – Planning Application

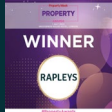


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