

CHEFFINS

**LAND AT THE
OLD FIRE STATION**

HUNTINGDON | CAMBRIDGESHIRE | PE29 3RH

FOR SALE

**EXCITING DEVELOPMENT
OPPORTUNITY**

AN EXCITING
OPPORTUNITY



LAND AT THE
OLD FIRE STATION

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HARTFORD ROAD ELEVATION

SITUATED WITHIN

THE HISTORIC MARKET TOWN HUNTINGDON

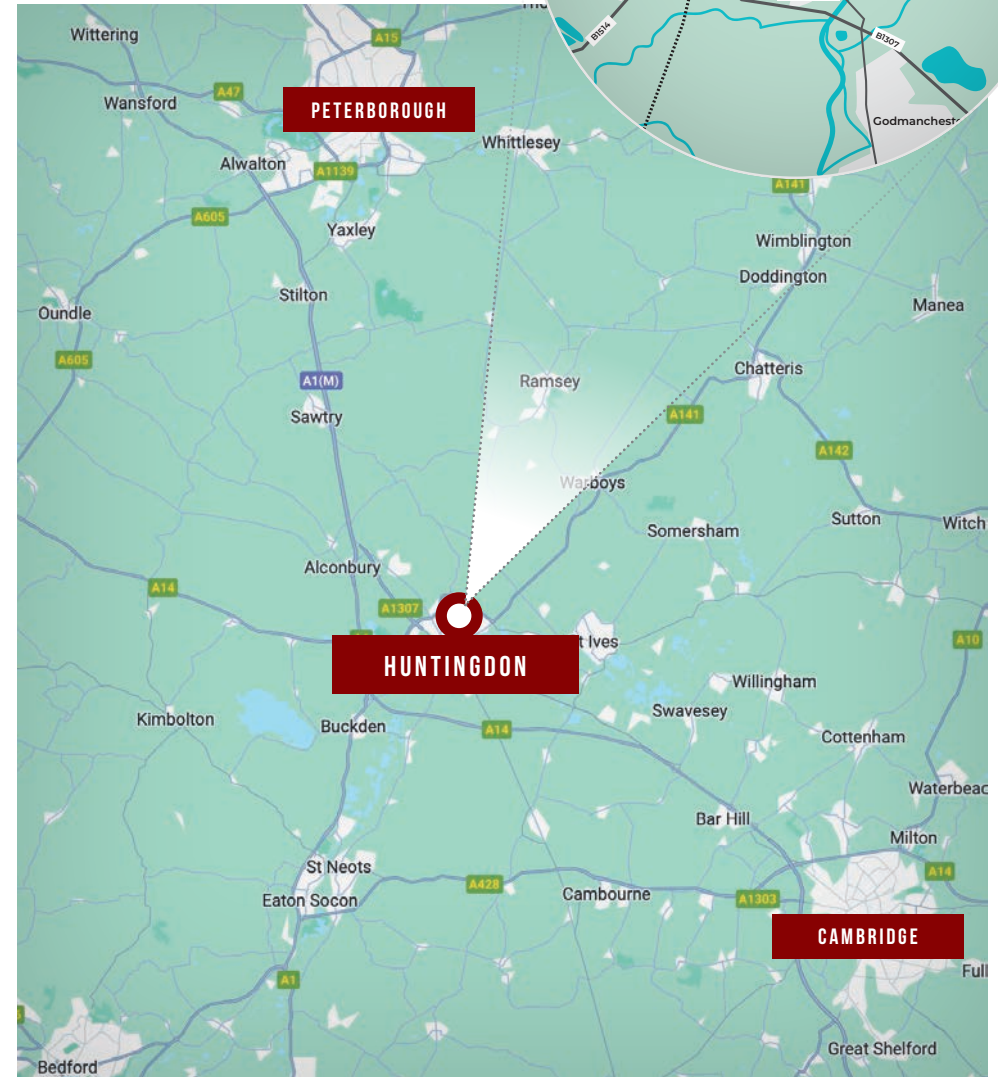
**The site is located in Huntingdon
32 km (20 miles) north west of Cambridge,
15 km (9 miles) north east of St Neots and
38km (23 miles) south of Peterborough.**

The site is well located at the junction of Hartford Road and Nursery Road which is to the east of Huntingdon town centre within the inner ring road which encircles the centre of the town.

The site is surrounded by a mixture of residential and commercial uses with nearby commercial occupiers and facilities including a large Sainsburys, Marks & Spencer and Boots all within immediate walking distance.



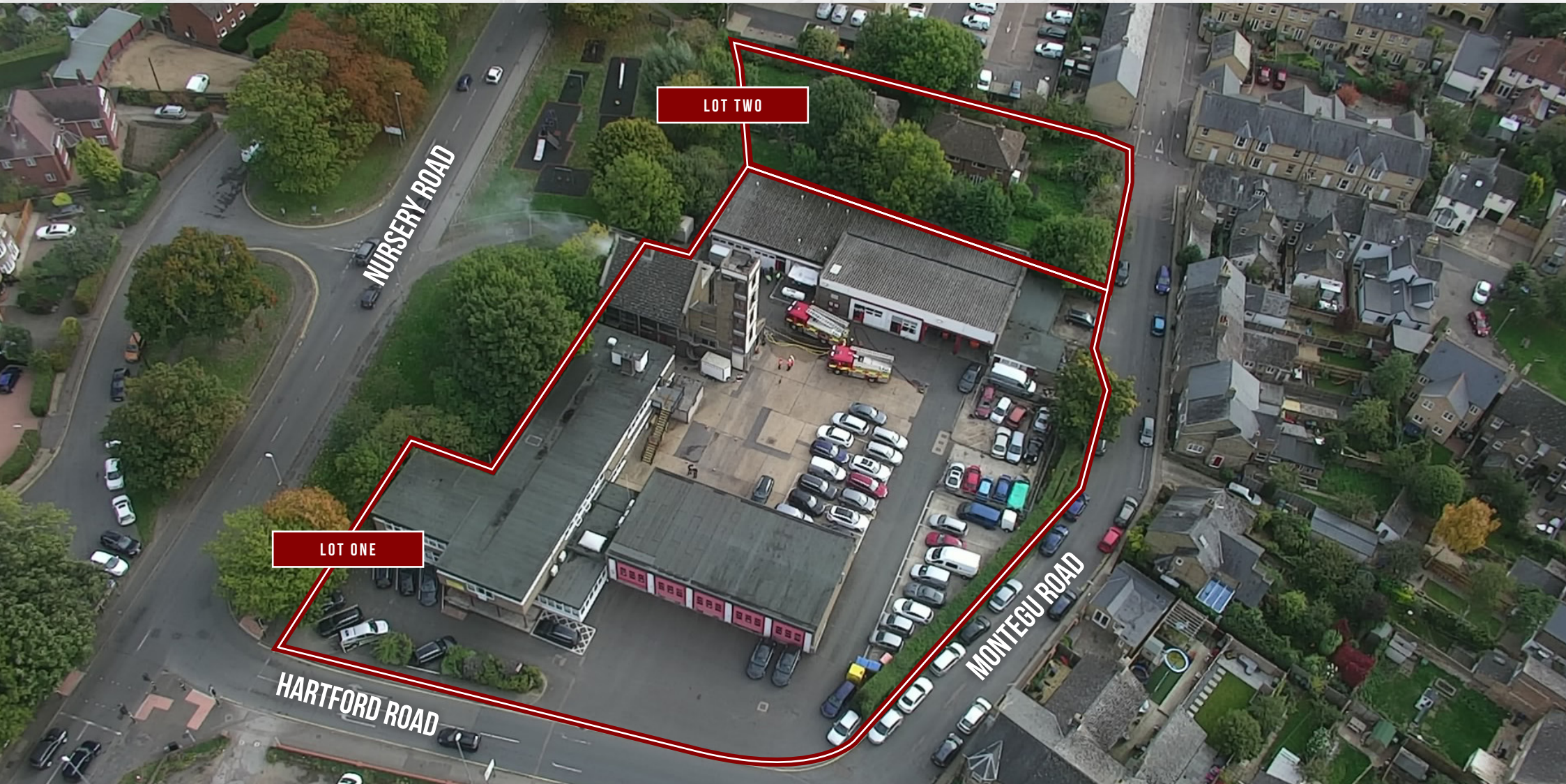
Huntingdon railway station is located 1.4km (0.8 miles) to the west of the site which provides regular services to London King's Cross and Peterborough.



LOT ONE & TWO

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The site was an operational fire station and training centre until it was vacated in December 2022 to relocate to a new facility.

The site comprises a large purpose-built fire station of brick construction with five appliance bays and a two storey office. Later additions include training buildings, a drill tower and smoke house. There is a separate detached block including training accommodation, workshops and garaging to the rear of the large drill yard. Cheffins has not undertaken a measured survey of the buildings, but it is understood that the total gross internal area of the fire station and training facilities is approximately 17,976 sqft (1,670 sqm).

The site also includes four semi-detached properties located at The Brow situated to the rear of the main station and training buildings which include large private gardens and are now also vacant. Three of the four properties are residential dwellings. On 18 September 2018 under planning reference 18/00261/FUL, No. 2 The Brow was granted a change of use of the property from a dwelling (C3) to a crèche/childcare facility (D1). Cheffins has not undertaken a measured survey of the four properties.

From measurements taken from Promap ordnance survey plans the total site area extends to approximately 0.65 ha (1.62 acres).

LOT TWO



Comprises four semi-detached properties at The Brow which extends to approximately 0.18 ha (0.45 acres).

LOT ONE



Comprises the area of the fire station which extends to approximately 0.47 ha (1.17 acres).



DEVELOPMENT PROPOSAL

LAND AT THE OLD FIRE STATION

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SCHEDULE OF PROPOSED ACCOMMODATION

DWELLING TYPES	SQ M	PLOTS	NUMBERS
2 Bed Houses	70	1 and 17	2
3 Bed Houses	93	2 – 6 and 15, 16 and 22 – 25	11
4 Bed Houses	106	18	1
2 Bed Flats	61	19	1
Affordable – 1 Bed Flats	50	9 – 11 and 20 and 21	5
Affordable – 2 Bed Flats	61	12, 13	2
Affordable – 3 Bed Houses	84	7, 8, 14	3
TOTAL			25

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DWELLING TYPES	SQ M	PLOTS	NUMBERS
2 Bed Houses	70	1 and 17	2
3 Bed Houses	93	2 – 6 and 15, 16, 20, 21 and 25 – 28	13
4 Bed Houses	106	18, 29 – 31	4
2 Bed Flats	61	19, 23, 24	3
Affordable – 1 Bed Flats	50	9 – 11 and 22 and 32	5
Affordable – 2 Bed Flats	61	12, 13, 33, 34	4
Affordable – 3 Bed Houses	84	7, 8, 14	3
TOTAL			34



DATA ROOM

LAND AT THE
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A comprehensive information pack can be downloaded from the data room. For access details please contact the sales agents.

The information provided in the data room includes:

- Cheffins planning note, heritage note and new homes pricing report
- Architects site plans
- Geo-environmental survey including contamination remediation report
- Topographical survey
- Transport statement
- Arboricultural survey
- Flood risk assessment
- Utilities survey
- Land registry title documents



PLANNING INFORMATION

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The site is located within Huntingdonshire District Council's administrative area and the Huntingdon Neighbourhood Plan (2019) area. The site is located within the built-up Spatial Planning Area of Huntingdon and designated conservation area as shown on the online interactive policies map. For further information please see the Heritage Note produced by Cheffins Heritage located in the data room.

The site has been subject to a modest planning history and there are no extant permissions for the redevelopment of the site. The site's relevant planning history is provided within the Planning Note produced by Cheffins Planning located in the data room.

The site is located within Flood Zones 2 and 3 as shown within the Huntingdonshire Strategic Flood Risk Assessment and on the Environment Agency flood zone maps. The Council recognises the regeneration benefits

offered by the proposed redevelopment of the site.

Considering the site's primary former use, as a fire station with training facilities, a comprehensive geo-environmental assessment has been carried out by EPS. A summary of the geo-environmental work completed to date can be found within EPS' supporting letter located in the data room.

Chaplin Farrant, an award-winning architectural practice, was instructed to carry out a contextual analysis of the site and produce a development proposal to support a pre-application enquiry. The latest proposal accompanies this marketing brochure and proposes the construction of 34 dwellings, based on a density of 23 dwellings per hectare (DPH), and introduction of 560m² of public open space, associated infrastructure and works. In preparing the illustrative masterplan for the site, due regard has been paid to the potential impact of flooding on the site's

northern boundary adjacent to Hartford Road and the impact on trees.

The applicant has undertaken a pre-application enquiry with Huntingdonshire District Council (HDC) for the comprehensive redevelopment of the site, entailing the removal of the entirety of the built development on the site, to residential based on a range of proposals. A written response can be found in the Planning Note produced by Cheffins Planning located in the data room.

Please contact the Cheffins planning department for further information and to discuss ongoing planning advice for the site. Refer to Edward Clarke, call **01223 271 958** or email **edward.clarke@cheffins.co.uk**

Given the involvement, knowledge of the site and work to date, Cheffins planning department would expect to be retained on any future planning work on the site.

WAYLEAVES, EASEMENTS, COVENANTS AND RIGHTS OF WAY

The site is sold subject to all wayleaves, easements, covenants and rights of way whether or not disclosed.

TENURE

The freehold of the site, as shown edged in red on the attached plan for indicative purposes only, is offered for sale with vacant possession on completion.

METHOD OF SALE

The site is offered for sale by informal tender. Unconditional offers for the two lots or for the whole are invited by 12 noon on Wednesday 1st November 2023.

NEW HOMES

Cheffins new homes sales department in Cambridge has provided a pricing report advising on potential sale prices which is available in the data room. Cheffins would expect to be retained for the sale of the finished dwellings.

LOCAL AUTHORITY

Huntingdonshire District Council – www.huntingdonshire.gov.uk

ANTI MONEY LAUNDERING

The successful bidder will be requested to provide information to satisfy the AML requirements when heads of terms are agreed.

VIEWINGS

Viewings are strictly by appointment only to be arranged through the selling agent:

CHEFFINS

MAXWELL FAHIE MRICS

01223 213 777 | maxwell.fahie@cheffins.co.uk

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Cheffins have made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the site has all necessary planning, building regulations or other consents and Cheffins have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, Cheffins nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the site, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the site as it appeared at the time they were taken. If you require further information please contact us. **September 2023.**

Brochure designed and produced by opendesignagency.co.uk

