

St Ives Fire Station & NHS Clinic

Ramsey Road | St Ives | Cambridgeshire | PE27 5RA

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An aerial photograph of a road intersection in St Ives, Cambridgeshire. The image shows a multi-lane road with a central green island and several side roads. Residential houses and green spaces are visible around the intersection. A dark blue rectangular box is overlaid in the center, containing white text.

Residential Development Opportunity

St Ives Fire Station & NHS Clinic

Ramsey Road, St Ives, PE27 5RA

A site of approximately 0.65 ha (1.61 acres) in central St. Ives, Cambridgeshire. The site consists of two buildings currently used as a Fire Station and NHS Clinic with surrounding hardstanding, outbuildings and open space. The site offers potential for redevelopment subject to planning permission.

Offers to be submitted in writing by

12 noon - 27th May 2025



Existing Site:

Measuring approximately 0.65 ha (1.61 acres), the site is located on Ramsey Road with existing pedestrian and vehicular access. There are additional access points from both Langley Close and North Road.

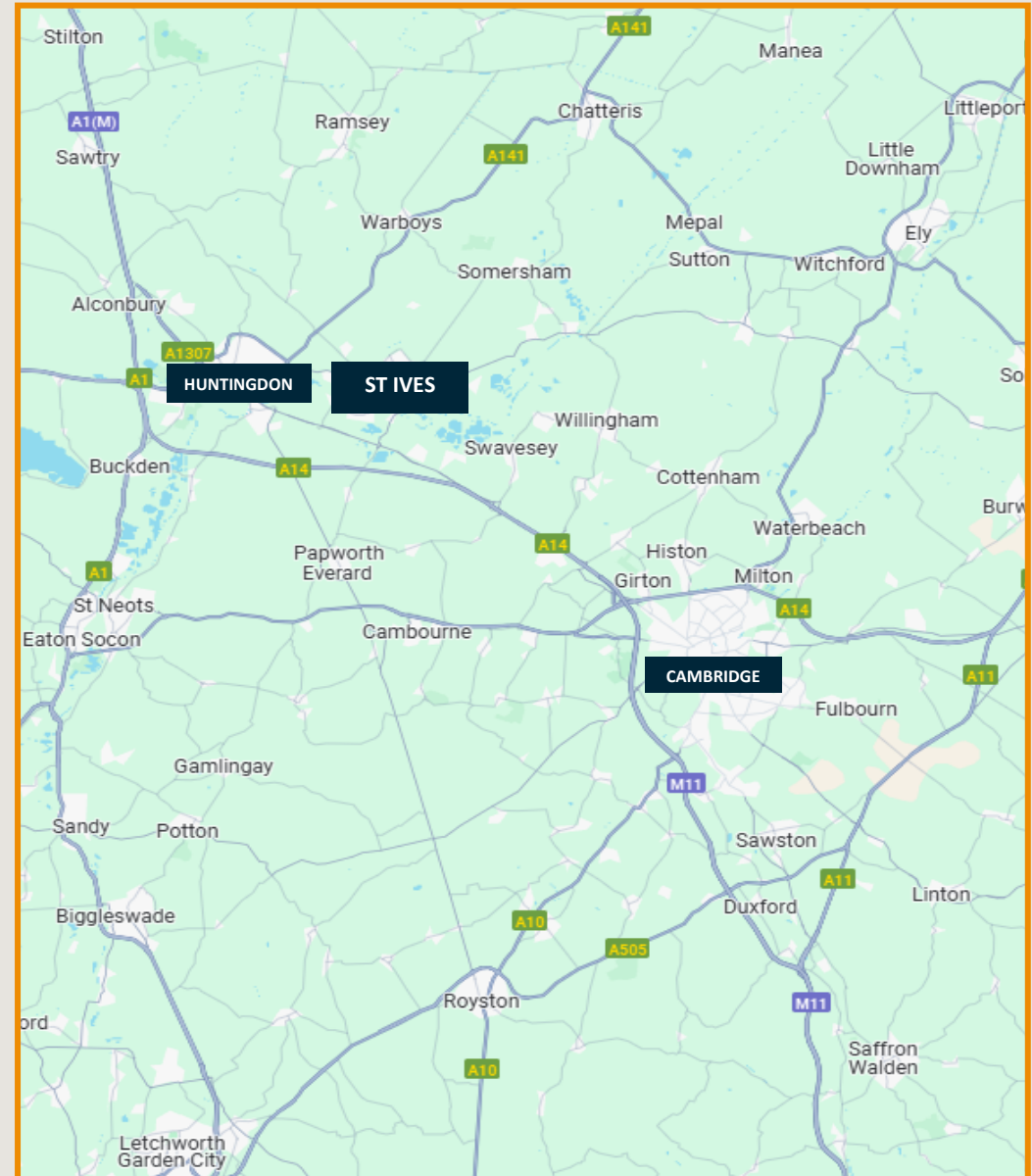
The existing site comprises of two main buildings The NHS Clinic and the Fire Station. There is also a Tower and a selection of ancillary buildings to the rear of the Fire Station.

The Eastern side of the site is predominantly grass and a selection of mature trees with the remaining majority of the land currently hard standing with ample parking to the rear of the main buildings.

SITUATED WITHIN THE CHARMING ST IVES

St Ives is a charming market town situated 17 miles northwest of Cambridge, combining historic appeal with contemporary amenities. Known for its lively community and scenic beauty, St Ives strikes a perfect balance between peaceful countryside living and easy access to urban facilities. The town boasts a lively market square, independent shops, cafés, and beautiful parks.

The town is conveniently located near the A14 and A1, providing connections south to London and east to Cambridge and beyond. Additionally, the nearby Huntingdon train station, just 6.7 miles away, offers frequent services to Cambridge and London, making it an option for commuters.



Indicative Scheme



Proposed Schedule			
Dwelling Types	GIA (sqm)	Plots	Numbers
2 Bed Houses	70	6-11 & 16,17	8
3 Bed Houses	93	1-3, 14 & 18-20	7
4 Bed Houses	103	4,5 & 15	3
Affordable 1B Flats	50	23-25 & 27-29	6
Affordable 2B Flats	61	26 & 30	2
Affordable 2B Houses	70	22	1
Affordable 3B Houses	93	12, 13, 21	3
Total			30

Planning:

The site is located within Huntingdonshire District Council's administrative area.

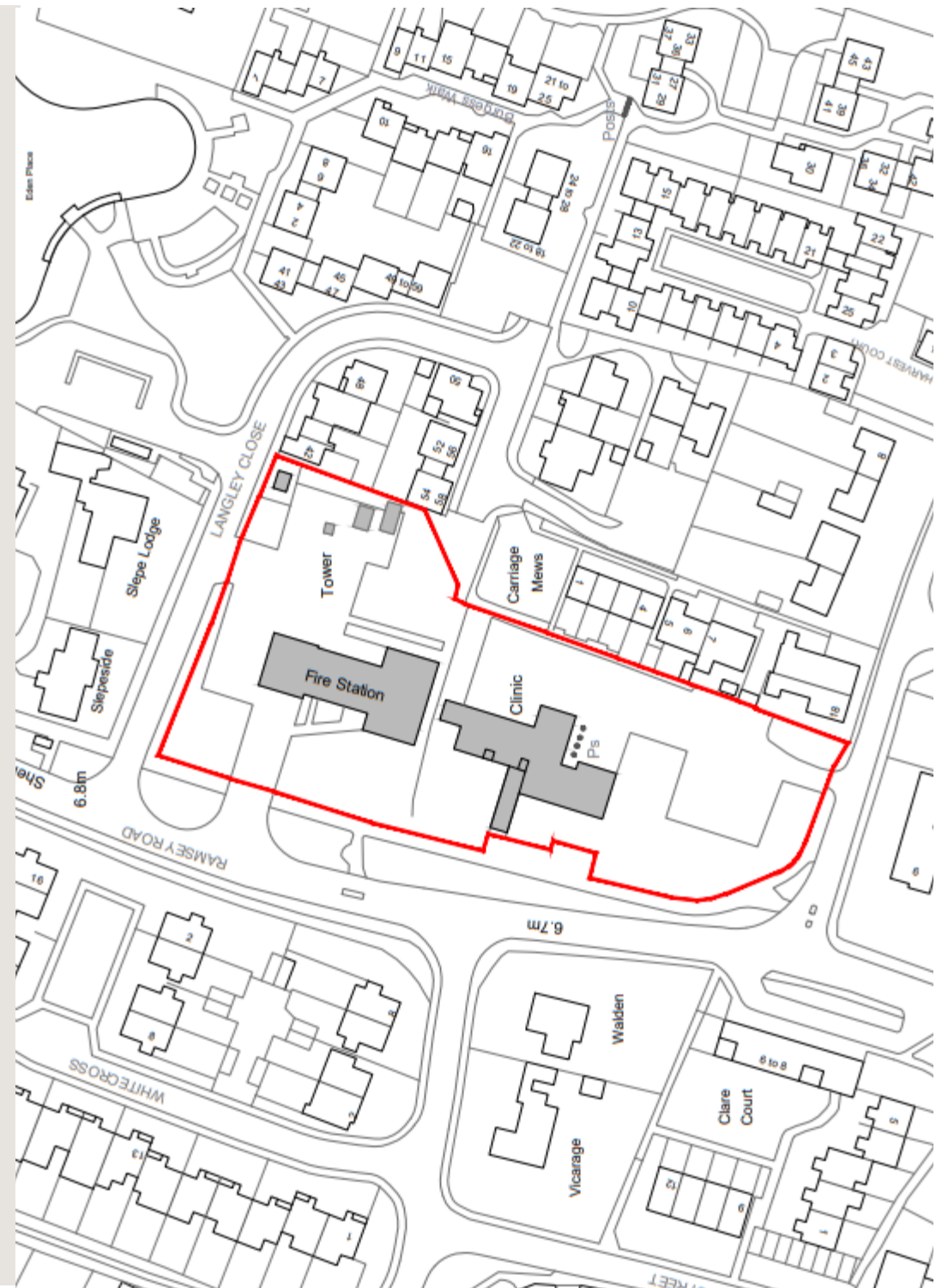
The site is located within the built-up Spatial Planning Area of St. Ives and designated Conservation Area as shown on the Council's online interactive policies map. The Site also falls within the Great Ouse Valley and Central Expansion Character Area as defined within the Huntingdonshire Landscape and Townscape Supplementary Planning Document (SPD) (2022).

The site has been subject to a modest planning history and there are no extant permissions for the redevelopment of the site at the time of writing, the site's relevant planning history can be found within the accompanying Planning Note produced by Cheffins Planning.

It is recognised that Policy LP 2 Strategy for Development of the Huntingdonshire's Local Plan to 2036 (May 2019) outlines that four key spatial planning areas have been designated as the district's most sustainable centres. These are centred around

Huntingdon, St Neots, St Ives and Ramsey. Policy LP 2 also highlights that approximately three quarters of the objectively assessed need for housing and the majority of employment and retail growth will be focused in the Spatial Planning Areas

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





Material Information:

Tenure - Freehold

Utilities / Services - The Purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such services.

Rights of Way, Easements, Covenants - The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars. The Purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the property.

CIL - Huntingdonshire District Council are a CIL charging authority. Under the CIL Regulations any existing building to be calculated using the “in use” calculation must meet the following criteria “the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions) back from the planning permission date.” – CIL Regulation 40 – Amended 2019. All buildings are operational at the time of writing and have been in continuous use for at least three years.

Flood Risk - The site is located in Flood Zone 2 according to the Environment Agency’s Flood Map for Planning. The risk of flooding has been appraised from a variety of sources and the accompanying Flood Risk and Drainage Review, carried out by Herrington, has found that the predicted extents of flooding are likely to be less than depicted by the Environment Agency’s mapping.

The final development proposals for the site will need to be formulated to accord with Policy LP 5 Flood Risk of the Local Plan and Chapter 14 Meeting the challenge of climate change, flooding and coastal change of the NPPF (2024).

Data Room:

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

Method of Sale:

The Site is offered for sale by informal tender with offers invited for consideration by 27th May 2025.

Viewings:

Viewings are strictly by appointment only. Please arrange with the selling agent.

Contacts:



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.