

LAND AT BROOK STREET
SOHAM, CAMBRIDGESHIRE



CHEFFINS



LAND AT BROOK STREET, SOHAM, CAMBRIDGESHIRE, CB7 5AE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

- 4.88 HA (12.05 AC) SITE LOCATED IN THE MARKET TOWN OF SOHAM IN CAMBRIDGESHIRE
- OUTLINE PLANNING PERMISSION FOR CONTRUCTION OF UP TO 80 NEW HOMES (INCL.20% AFFORDABLE HOUSING)
- INFORMAL TENDER – OFFERS INVITED BY 12 NOON ON FRIDAY 20TH JUNE 2025

Location

The site is located in Soham, 9.2km south east of Ely, 13km north west of Newmarket and 28km north east of Cambridge. The site is situated to the south east of Soham and is well connected to the town centre with easy access to services and local facilities.

Soham is designated as a market town in the East Cambridgeshire Local Plan (2015) and benefits from a comprehensive range of facilities and services including Primary & Secondary Schools, Medical Centre, a High Street with food & drink establishments, a range of professional services, Asda, Co-op, Post Office, Pharmacy, Library, recreation ground and children's play areas.

Vehicular access to the A142 is provided via Fordham Road thus enabling easy access to the strategic highway network, the A10 and A14. A local bus service runs between Cambridge, Newmarket and Ely providing hourly bus services.

The nearest railway station to the site is the new station in Soham which was completed in December 2021 and provides rail connections to Ely and Newmarket with onward connections to Cambridge and London. The new station is located approximately 1.8km to the north west of the site, within walking and cycling distance.

The Site

This exceptional site comprises a number of rare qualities including grass paddocks separated by mature tree belts extending to approximately 4.88 ha (12.05 acres) and benefits from stunning views overlooking the Soham Lode and the Common beyond.







The site includes an existing detached residential dwelling at 81 Brook Street. The land is within two ownerships under title numbers CB221402 and CB248642. The landowners have entered into a collaboration agreement and the site will be sold as one parcel.

It should be noted that the land edged blue (the 'Retained Bungalow') which extends to 0.09 ha (0.23 acres) on the Contract Plan attached herewith will be retained by one of the landowners.

Information Pack

A comprehensive information pack can be downloaded from the data room at the following link:

<http://data.cheffins.co.uk/sohambrookstreet>
username: sohambrookstreet@cheffins.co.uk
password: soham

Please refer to the data room for all planning and technical documents relating to the application.

Planning

The site forms part of a wider site allocation within the East Cambridgeshire Local Plan (2015) known as SOH 1 – Land off Brook Street, Soham. The policy permits up to approximately 400 new homes on the wider 22.6 ha (54.3 acres) site.

The proposed development provides for a high-quality scheme including landscaping and public open space provision as a proportionate share of the open space requirements set out in policy SOH 1 for the wider allocation.



A hybrid planning permission (ref: 21/01048/HYBM) was approved on 17th October 2024 for:

“Full planning permission for the demolition of 81 Brook Street and the provision of a new site and replacement bungalow along with outline planning permission (all matters reserved except for access) for the construction of up to 80 new homes (including affordable housing), public open space and associated infrastructure on land to the rear of 81-111 Brook Street, Soham.”

The proposed development will deliver a range of housing and associated infrastructure comprising up to 60 market homes, 16 affordable homes and 4 self-build/custom-build plots.

A full indicative schedule of accommodation is set out in the housing mix table included in the data room.

An application for full planning permission for a replacement bungalow is included as part of the hybrid planning application. This will be sited on the land shown as 'Retained Bungalow' on the contract plan. For clarity, the Purchaser of the site will not be responsible for construction of the replacement bungalow.

Please refer to the data room for all planning and technical documents relating to the application.

Local Authority

East Cambridgeshire District Council
The Grange, Nutholt Lane,
Ely, Cambridgeshire, CB7 4EE
Tel: 01353 665 555

Section 106 Agreement Obligations

The Section 106 Agreement dated 15th October 2024 provides for the following:

- Affordable Housing – 20% of homes to be affordable dwellings
- Education Contribution for Early Years, Primary and Secondary Education – £803,582 (based on indicative mix)
- Highways Contribution – £58,800
- Soham Common Land Contribution – £10,000
- Wheeled Bin Waste Contribution – £4,560
- Library and Lifelong Learning Contribution – £13,832

- Open Space Maintenance & SuDS Maintenance Contribution
- Monitoring fee – £150

A copy of the S106 Agreement is available in the data room.

Community Infrastructure Levy

A Community Infrastructure Levy payment of £68.90 per m2 will be due on all open market residential units. The payment is subject to indexation. The latest revised charging rate dates from 1st January 2025.

Highways & Access

Access to the site will be via a new priority T-junction with Brook Street to the south west of the site and will require demolition of the existing dwelling at 81 Brook Street. An ATC traffic survey has been undertaken to confirm sufficient visibility splays can be achieved. The Transport Assessment considers the impact the site may have on the local highway network of Soham. Analysis shows that the scheme is not likely to have any significant impact on Brook Street nor junctions local to the site. However, it concludes a proportionate contribution should be made towards a previously identified scheme of mitigation to the A143/Fordham Road/A1132 roundabout junction as outlined above in the Section 106 Obligations. For further details refer to the Transport Assessment by Rossi Long located in the data room.

Flood Risk

The Environment Agency Flood Map for Planning indicates approximately half of the site being located within Flood Zone 3. Site specific modelling has been undertaken to demonstrate the site is benefitting from defences (being the southern bank of Soham Lode). As part of the Flood Risk Assessment by Waterco mitigation for the residual breach scenario has also been considered and the proposed development platform is proposed to be set at a minimum level of 5.17m AOD. For further details refer to the Hydraulic Modelling Report dated July 2019, Hydraulic Modelling Report Addendum dated April 2021 and Flood Risk Assessment and Drainage Strategy dated July 2021 (all by Waterco) located in the data room.

Surface Water Drainage

Soakage testing has been undertaken across the site and has been confirmed as unviable due to low infiltration rates and high groundwater levels. The next step in the SuDS hierarchy has been utilised with a restricted discharge at greenfield runoff rates into Soham Lode. Attenuation will be provided in the form of a pond with a pumped outfall into Soham Lode (to avoid a submerged outfall). Swales and permeable paving have been integrated into the scheme to provide water treatment. For further details refer to the Flood Risk Assessment and Drainage Strategy by Waterco dated July 2021 located in the data room.

Foul Water Drainage

Flows for the scheme will discharge into, or downstream of, existing Anglian Water manhole MH1602. Based on the site topography, a pumped solution is required. The foul water pumping station is indicated on drawing 018-034-001 Revision P11 which is the illustrative Site Plan and is deemed necessary to drain the foul water on the site. The location of the pumping station is flexible. The current location was selected based upon design. Anglian Water has confirmed that there is adequate capacity to serve the scheme within the gravity network in Brook Street and no mitigation is required. For further details refer to the Flood Risk Assessment and Drainage Strategy by Waterco dated July 2021 and Utility Assessment Report by Pigeon Investment Management Ltd dated July 2021 located in the data room.

Archaeology

The site has been subject to a geophysical survey and trial-trenching which has identified areas which are of local and regional archaeological significance. These remains are not thought to be of sufficient significance to require preservation in-situ. No development can commence until a written scheme of investigation has been submitted to and approved by the local planning authority.

Utilities

Confirmation has been sought from the relevant parties that necessary electricity, potable and foul water and telecommunication supplies can be obtained to serve the proposed scheme. Openreach diversion works are required at Brook Street to enable construction of the access road. The existing overhead high voltage mains through the site and overhead low voltage apparatus to the site access to

Brook Street are proposed to be diverted based upon the scheme proposals. Gas infrastructure is also present within Brook Street but it has been assumed there is sufficient cover to access over it. For further details refer to the Utility Assessment Report by Pigeon Investment Management Ltd dated July 2021 located in the data room.

Purchaser's Obligations

For a full account of Purchaser's obligations, refer to the Contract Plan attached herewith. A summary is included here:

- Retained Bungalow – to construct an access and provide services to defined specification and location, with rights reserved to connect, upgrade and maintain. A limit will be placed on the location of affordable housing in that it cannot be situated opposite or immediately adjacent to the Retained Bungalow.
- North western boundary (Day Land) – to construct an access or reserve an access corridor between points B and C on the Contract Plan being the boundary with the remainder of allocation SOH 1 to the north west. Sufficient width and the requisite rights retained to construct a 5.5m carriageway with 2.0m footways. The landowners will reserve the right to connect in to and upgrade services.
- South eastern boundary (Martin Land) – to construct an access or reserve an access corridor between points F and G on the Contract Plan being the boundary with part of allocation SOH 1 to the south east, with sufficient width and the requisite rights retained to construct a 5.0m carriageway with 2 x 2.0m footways. Services sufficient to serve 15 dwellings will be provided. The landowners will reserve the right to connect, upgrade and maintain.
- Access and services to be built to adoptable standards and offered for adoption.
- Fixed longstop dates for delivery (not linked to technical approvals) required with step-in rights.

Overage

The site will be sold subject to a planning overage in the event that permission is obtained for additional dwellings over and above the 80 dwellings consented under the outline planning permission.

Legal Costs

The Purchaser will provide a cost undertaking for £20,000 +VAT in the event they withdraw from the transaction following agreement of Heads of Terms.

Wayleaves, Easements, Covenants & Rights Of Way

The site is sold subject to all wayleaves, easements, covenants and rights of way whether or not disclosed. Title information and Land Registry plans are available in the data room.

Tenure

The site is offered for sale with vacant possession on completion.

New Homes

Cheffins' New Homes Department has prepared a report on sale prices in Soham which is available in the data room. Specific enquiries should be directed to Richard Booth on 01353 654 900.

Value Added Tax

VAT will be chargeable on the sale price.

Technical & Planning Workshop

A technical and planning workshop will be held on Wednesday 4th June 2025. Interested parties should contact the Agents to book a time slot.

Method of Sale

The site is offered for sale by informal tender. Interested parties are invited to submit offers by no later than 12 noon on Friday 20th June 2025.

Viewings

Viewings are strictly by appointment with the Agents:

Cheffins
25 Market Place
Ely, CB7 4NP

Jonathan Stiff MRICS FAAV
Tel: 01353 654915
Email: jonathan.stiff@cheffins.co.uk

Andrew Amey MRICS
Tel. 01353 654919
Email: andrew.amey@cheffins.co.uk

KEY

- Sale Boundary
4.876 ha / 12.050 ac
- Retained Bungalow
0.093 ha / 0.230 ac
- 0.5m Ransom Strip
0.049 ha / 0.120 ac
- Retained Bungalow
Access Carriageway
- Retained Bungalow
Access Footway
- Market Housing only (no
Affordable) adjacent Retained
Bungalow

OBLIGATIONS

Retained Bungalow

- Bungalow Access (to turning head) and Bungalow Footway to be constructed by Purchaser in accordance with full planning permission for this element. To be completed and access rights granted to construct and occupy Retained Bungalow within 18 months of Completion.
- 150mm diameter foul and surface water laterals to be installed to Point A at a sufficient depth to enable discharge by gravity of the vendors retained bungalow. Foul discharge rate allowance to be in accordance with Sewerage Sector Guidance Appendix C (or its successor). Unrestricted Surface water discharge impermeable area allowance of 700m² to be allowed for/permited. To be completed by Purchaser within 18 months of Completion.
- Utility supplies (Electric, gas, water and fibre) to be installed to Point A to serve the Retained Bungalow. To be designed for peak electric load of 7 kVA. Potable water allowance to be made for one dwelling. If gas is to be installed to serve purchasers site gas to be installed to serve one dwelling. To be completed by Purchaser within 18 months of Completion.
- 1.8m close boarded fence with concrete posts to be installed by Purchaser to north-eastern and north-western boundaries of the Retained Bungalow. Heras fencing to be installed to south-eastern and south-western boundaries of the Retained Bungalow. Fencing to be installed by the Purchaser within 12 months of completion.
- Step in rights to be retained by the Vendor for works associated with obligations 1.1, 1.2, 1.3 and 1.4 and costs recovered from the purchaser should the purchaser not fulfil this obligation.
- No affordable housing to be constructed by the Purchaser adjacent or opposite to the Retained Bungalow.

Martin Land

- "Access Road" (Minimum 5.0m carriageway and 2 x 2m footways) to be constructed by purchaser from Adoptable Highway to south-eastern Site boundary between Points F and G. Reasonable endeavors are to be utilised for it to be adopted by the Local Highway Authority under a Section 38 Agreement. Access rights through the purchasers site to be retained by Vendor (and the right to grant rights to subsequent parties). Should planning permission not be granted for the above 9.0m corridor to be reserved for the "Access Road" to be constructed in full/ourage. To be completed by Purchaser within 36 months of Completion.
- Foul and surface water laterals to be installed between Point F and Point G at a sufficient diameter and depth to enable discharge by gravity of 15 dwellings on the Martin Land. Foul discharge rate allowance to be in accordance with Sewerage Sector Guidance Appendix C (or its successor). Surface Water allowance to be made for peak flow of 2 l/s. To be completed by Purchaser within 36 months of Completion.
- Utility supplies (Electric, gas, water and fibre) to be installed between Point F and Point G to serve 15 No. dwellings on the Martin Land. To be designed for peak electric load of 75 kVA. 865 kW for gas and 3.8 l/s for water. Potable water allowance to be made for 15 No. dwellings. If gas is to be installed to serve purchasers site gas to be installed to serve 15 No. dwellings. To be completed by Purchaser within 36 months of Completion.
- Step in rights to be retained by the Vendor for works associated with obligations 2.1, 2.2 and 2.3 and costs recovered from the purchaser should the purchaser not fulfil this obligation.
- Rights to be reserved by Vendor (and the right to grant rights to subsequent parties) to connect to and upgrade utilities within purchasers site if necessary.

Day Land

- "Major Access Road" (Minimum 5.5m carriageway and 2 x 2m footways) to be constructed by purchaser from Adoptable Highway to north-western Site boundary between Points B and C. Reasonable endeavors are to be utilised for it to be adopted by the Local Highway Authority under a Section 38 Agreement. Access rights through the purchasers site to be retained by Vendor (and the right to grant rights to subsequent parties). Should planning permission not be granted for the above 9.5m corridor to be reserved for the "Major Access Road" to be constructed in due course. To be completed by Purchaser within 36 months of Completion. Step in rights to be retained by the Vendor and costs recovered from the purchaser should the purchaser not fulfil this obligation.
- Rights to be reserved by Vendor to connect to and upgrade utilities within purchasers site to serve future development.

Overage

- A planning overage to be payable to the Vendor by the Purchaser in the event that permission is obtained for additional market dwellings.

Retained Rights

- 0.5 metre ransom strip to be retained by Vendor on north-western boundary between points B and D. Purchaser to maintain ransom strip through a Management Company.
- 0.5 metre ransom strip to be retained by Vendor on north-eastern boundary between points D and H. Purchaser to maintain ransom strip through a Management Company.
- 0.5 metre ransom strip to be retained by Vendor on southern boundary between points E and H. Purchaser to maintain ransom strip through a Management Company.

SPECIFICATIONS

- All adoptable sewers and laterals to serve retained parcels to be designed and constructed in accordance with Sewerage Sector Guidance (Appendix C) or its successor.
- Storm and foul water laterals to be laid to a minimum fall to a point 1m beyond the extent of the adoptable highway construction and terminate in a manhole.
- All service ducts/spurs to serve retained parcels to be installed in accordance with NJUG guidance (or successor) or to the requirements of the specific utility company.
- Service ducts/spurs to be laid to a point 1m beyond the extent of the adoptable highway construction.
- Depth, diameter, gradient and location of all drainage laterals and service ducts/spurs to be approved by Vendor prior to construction.
- As laid drawings and CCTV footage (Drainage only) to be provided to Vendor indicating position and level of all drainage laterals and service ducts/spurs laid.
- All adoptable highway works (carriageway, verges, footways and cycleways) to be in accordance with the latest version of Cambridgeshire County Council's highway design guide.

A	11.02.22	Updated to Landowners Comments
Rev	Date	Description



Project

Land at Brook Street,
Soham

Drawing Title

Contract Plan

Drawn	Check	Scale	@
RCB	-	1:1,250	A3
Date	Drawing No	Rev	
02/11/21	0110/130	A	



For Identification Purposes Only. Not to Scale.
Crown Copyright 2025. All Rights Reserved
Licence Number 100020449

Importance Notice These particulars are not an offer or contract, nor part of one. You should not rely on statements by Cheffins in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Cheffins does not have any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

CHEFFINS

Ely Residential Development, 25 Market Place, Ely, CB7 4NP

T 01353 654900 E ely.development@cheffins.co.uk

cheffins.co.uk

Cambridge | Saffron Walden | Newmarket | Ely | Haverhill | Sutton | London