

# Cranmore House

THORNEY ROAD, EYE, PETERBOROUGH PE6 7UB

Brownfield Consented Redevelopment Opportunity



savills

Indicative Sale Area



## INTRODUCTION

On behalf of the landowner, Savills (UK) Ltd ('Savills') is pleased to offer for sale the freehold interest in the former Cranmore House, Thorney Road, Eye, Peterborough, PE6 7UB (hereafter referred to as 'the Property').

The Property comprises an area extending to approximately 0.9 hectares (2.2 acres) and has full planning permission for up to 25 dwellings with associated garages, open space and access.

The method of disposal is by informal tender and offers are invited on an unconditional basis. Preference will be given to clean bids and to parties who can clearly demonstrate that they have undertaken a full analysis of the opportunity and understood all the obligations to be placed upon them.

The full Information Pack can be found at [https://sites.savills.com/thorney\\_road\\_eye/](https://sites.savills.com/thorney_road_eye/)

## LOCATION

- The Property is located in the north east of Eye, a village a few miles north east of the cathedral city of Peterborough. It is bound by a scrap yard and the A47 to the north, residential dwellings to the south and west, with industrial buildings to the east.
- The site is located approximately 9.2 km (5.7 miles) north east of Peterborough, 24.1 km (15.0 miles) north west of March and 75.6 km (47.0 miles) north west of Cambridge.
- Eye is served by a series of amenities such as a pharmacy, pubs, community centre, dentist and primary school.
- The site is well served by the A47, with direct links to the A1 (M) via the A15 through Peterborough. The A1 runs to the M25 in an average journey time of 1 hour and 9 minutes.
- The nearby town of Peterborough has a traditional city centre with urban environs. The city's population was 215,700 at the 2021 census. Peterborough is considered one of the fastest growing cities in the UK.
- Peterborough is a popular commuter spot with direct trains running from Peterborough to Kings Cross in a fastest journey time of 48 minutes, while other direct trains connect to Birmingham, Cambridge and Stansted.





## DESCRIPTION

The Property comprises a rectangular shaped parcel, narrowing at the frontage and extending to approximately 0.9 hectares (2.2 acres). It comprises existing commercial buildings at the front which would need to be demolished to enable the development and an area of grassland to the rear with established trees in the centre. The site is flat in topography and is located in a mixed-use area.

## PLANNING

The Property falls within Peterborough City Council's planning jurisdiction.

Below is a summary of planning history relevant to the Property:

REFERENCE	DESCRIPTION	DATE	DECISION
21/00708/FUL	Erection of 25 dwellings and garages, new access and public open space	Oct 21	Permitted
PDL/0026/17	Brownfield Site Register - Cranmore House, Thorney Road, Eye - Outline permission for 14 dwellings	Dec 17	Previously developed land - Permitted

## PROPOSED DEVELOPMENT

The proposed scheme comprises 25 dwellings with a density of 27.7 dph. Below is a summary of the accommodation schedule with proposed mix:

BEDS	DWELLINGS
2 Bedrooms	7 Houses and 1 bungalow
3 Bedrooms	17 Houses
<b>Total</b>	<b>25 Houses</b>

## TECHNICAL

We recommend reviewing all technical documents in detail. We have summarised the key points below:

## ARBORICULTURAL IMPLICATIONS ASSESSMENT

An Arboricultural Implications Assessment was prepared by Andrew Belson, Arboricultural consultant in June 2020. We have summarised the conclusions below:

*'The proposed development requires the removal of the three pollarded weeping willows. These are not high quality trees. This proposal includes the retention and enhancement of the northern boundary hedge.'*

## ARCHAEOLOGY

An Archaeological Investigation has not been undertaken, Archaeological services have conditioned the following :

- *'A desk-based assessment (DBA) of the site and general area will be carried out in advance of all recommended archaeological fieldwork. There is no need to submit a separately bind DBA, although relevant information should be incorporated within subsequent field reports.*
- *Non-intrusive geophysical survey (magnetometer survey) will be carried out in those areas of the proposed development site which were not covered by previous surveys;*
- *The results of the survey will inform the programme of subsequent intrusive techniques of investigations, including evaluation by trial trenching and possible area excavation, if applicable.'*

## ECOLOGICAL IMPACT ASSESSMENT

A Preliminary Ecological Appraisal was undertaken by agb Environmental in July 2020. We have summarised the conclusions below:

*'The development can proceed with minimal impact to habitats and protected / notable species assuming the mitigation measures outlined within Section 5 are implemented. There is also the opportunity to enhance the development for local wildlife in the long-term by implementing the enhancement measures.'*

## FOUL & SURFACE WATER DRAINAGE STRATEGY

A foul and surface water drainage strategy were prepared by SLR in November 2020. We summarise the findings below:

*'...There are no drainage constraints that would prevent the proposed development from being consented.'*

*A drainage Plan can be found in the data room and the Vendor has a legal right to discharge.*

## GROUND INVESTIGATION (PHASE II)

EPC conducted a Phase II Ground Investigation in January 2018 which identified : made ground to a maximum depth of 1m. Beneath the made ground, superficial soils were encountered with bedrock Oxford Clay Formation material generally being encountered at greater depths. Groundwater was encountered in the majority of borehole locations. Due to the concentration of contaminants identified within shallow soils a topsoil cover system of at least 470mm clean soils should be installed in any areas of proposed domestic garden or soft landscaping. The ground conditions are considered suitable for the use of conventional spread foundations

## NOISE ASSESSMENT

*A Environmental Noise Assessment for the proposed development was undertaken by Acoustic Associates in May 2020. This recommends :*

*Double Glazing to bedrooms and living rooms. Mechanical ventilation and heat recovery system for each dwelling. Amenity areas to be surrounded by 1.8m high close boarded fence.*

## TENURE

The Property is owned freehold under the Registered Title CB425682. The Property will be sold with vacant possession.

## VIEWINGS

Viewings are strictly by appointment only to be arranged through Savills.

## VAT

Please note that VAT will be charged on the sale of the Property.





## BIDS

Offers are invited on an unconditional basis. Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken full analysis of the Property and understood all the obligations to be placed upon them.

### Timing

As part of the Heads of Terms process, we will set out detailed timescale for exchange and completion. This will include a series of legal meetings to ensure the timetable is achieved.

### Bid Submission

The following is to be submitted as part of any bid:

- Purchasing Entity
- Price and Payment Profile (including deposit);
- Confirmation that the offer is unconditional;
- Proof of funding;
- Outline of board approval process;
- Confirmation that due diligence has been undertaken;
- Details of solicitors to be instructed;
- Details of the anticipated purchase timetable;
- Details of track record and any nearby land interests;
- Purchaser to provide legal undertaking to cover reasonable abortive legal costs.



### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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## FURTHER INFORMATION

The full Information Pack can be found at:

[https://sites.savills.com/thorney\\_road\\_eye/](https://sites.savills.com/thorney_road_eye/)

Please ensure that in the first instance all enquiries are made to one of the individuals dealing with this sale.

## CONTACT

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