

DELIVERED IN PARTNERSHIP WITH

**Bellway**

## KENNETT GARDEN VILLAGE

# Neighbourhood Centre

KENNETT | NEWMARKET



- Site comprises 1.45 Acres (0.59 Ha)
- Retail / Food / Restaurant operators sought
- Convenience Store outline consent

## Development Opportunity – For Sale

## KENNETT GARDEN VILLAGE

An infrastructure and design led scheme of 500 new homes, including over 30 acres of open space, village centre, care home, enterprise park, primary school and playing fields. Phase 1 residential reserved matters for 324 units approved Feb-23. A high quality, aspirational, flagship site in Cambridgeshire. Bellway will be delivering the scheme alongside the KCLT (Kennett Community Land Trust) who will be taking on 60 of the affordable homes on a turn key basis, 4 self-build plots, a small office, serviced land for the Class D1 and the ability to maintain the green infrastructure open space.



Residential and  
Community Uses



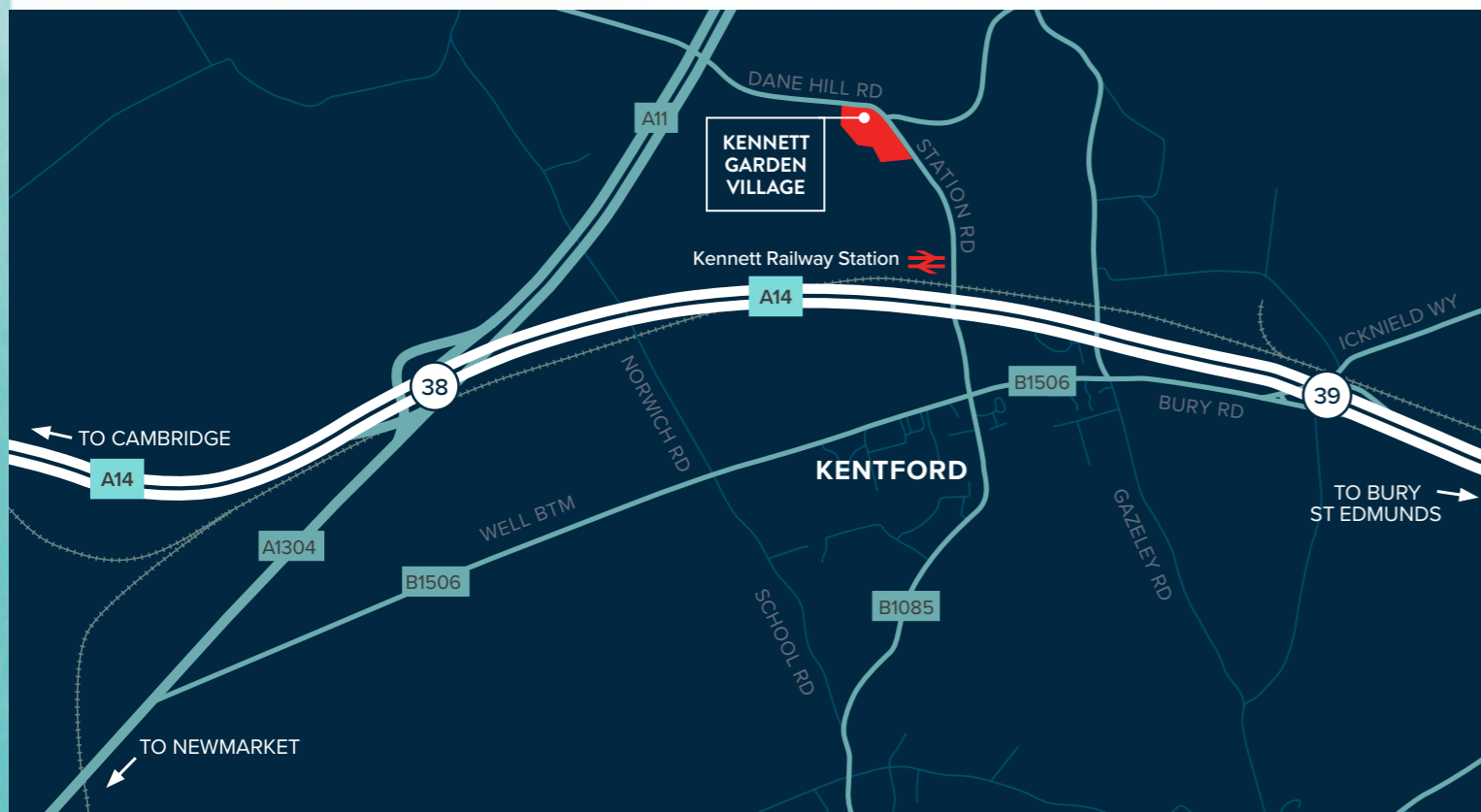
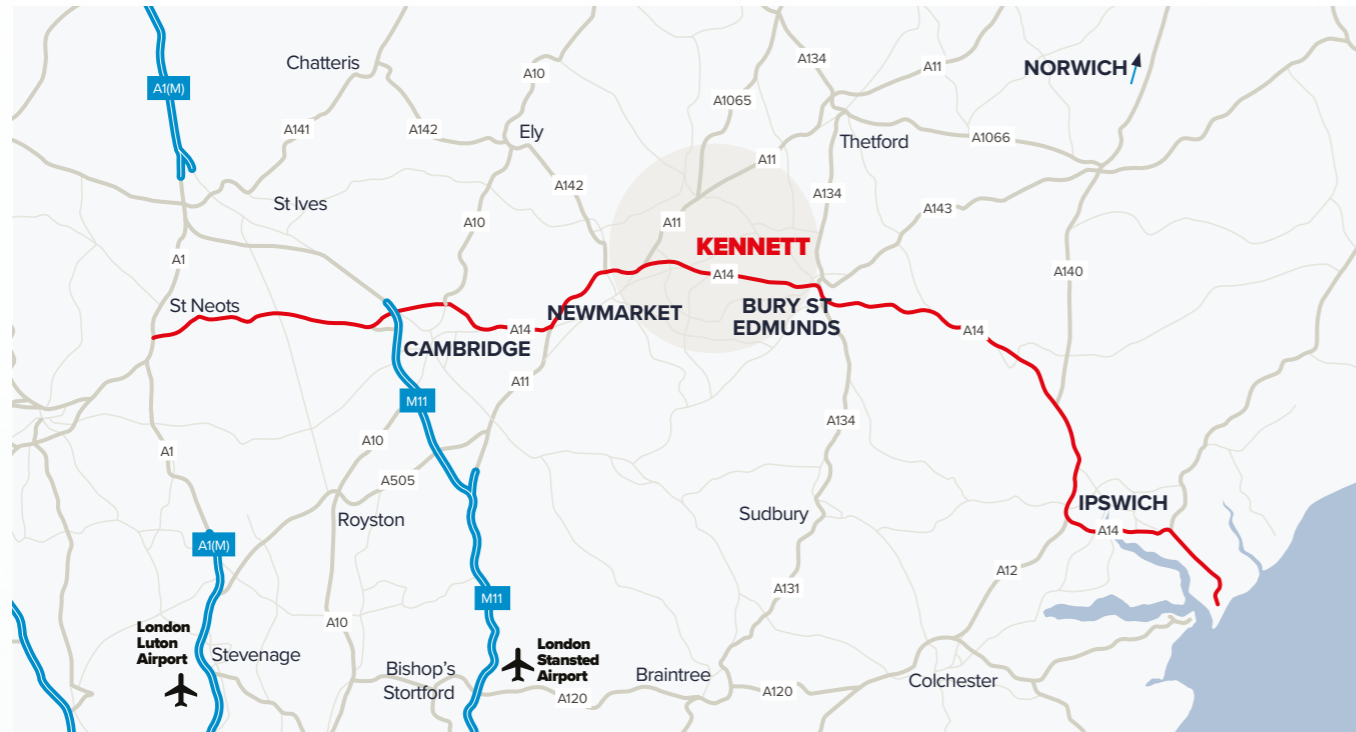
### THE SITE

The site comprises circa 1.45 acres (0.59 Ha) located within the new mixed-use development of Kennett Garden Village. Rectangular in shape, the site provides an opportunity to develop a convenience store along with associated neighbourhood retail uses. To the north and west of the site is to be the residential development that will form the wider scheme, plus a Care facility and new school immediately to the north. The site is accessed via the service road, immediately off the new southern spine road that will form part of the first phases of the development.

## LOCATION

Situated approximately 5 miles to the north east of Newmarket and 10 miles north west of Bury St Edmunds, Kennett is strategically located to offer an attractive and popular location. With the expansion of Cambridgeshire and strength of Cambridge as a business location, the development meets the growing demand to provide residential hubs supported by the road and rail networks.

The village of Kennett is strategically located off the A14, providing access onto the A11 & A14. These excellent road networks provide links to Newmarket, Bury St Edmunds and Cambridge Kennett Train Station, located 100m south of the site boundary, provides regular services to Bury St Edmunds (10 mins) and Cambridge (35 mins).



EAST OF ENGLAND  
POPULATION GREW TO  
**488,000**  
IN 2021



POPULATION INCREASE  
**+4.6%**  
EAST CAMBRIDGESHIRE  
**+8.3%**  
EAST OF ENGLAND  
**+6.3%**  
NATIONAL AVERAGE

## DEMOGRAPHICS

Newmarket lies within East Cambridgeshire District. The East of England population grew around 8.3% to 488,000 residents in 2021. This increase was greater than the national average of 6.3%. The Borough of East Cambridgeshire saw its increase in the same period by 4.6%, increasing the population within the Borough to 87,700 in 2021. The largest increase being that of South Cambridgeshire increasing by 8.9% and Cambridge 17.6%.

The population within East Cambridgeshire has seen an increase in people aged over 6, with an increase of 27.2% of people. There has been a slight decrease of under the age of 50 years, with the largest decrease being those between the age of 20-24. Children between the ages of 10-14 have increased by 14%.





## PLANNING

Under Condition 5 of the Outline Planning Permission the following is required to be provided on the scheme;

- Not more than 326 sq m of Use Class A1 (with no more than 10% of the gross A1 retail floorspace used for the sale and display of comparison goods);
- Not more than 895 sq m of floorspace (net sales area) shall be provided for occupation by uses within Use Classes A3/A4.

(Masterplan provides for additional Class D1 use, which has been incorporated elsewhere within the development.)

## DESIGN

The overall development is subject to a Design Code. Further information available upon request.

## SERVICES

The site will be fully serviced. There is no gas connection to the development. The residential units will be supplied with PV panels and Heat Pumps.

## DELIVERY

The site will be accessible via construction haul roads Sep-23 onwards and have a road to base course and services Jan-24 onwards.

## DEVELOPMENT OPPORTUNITY

The site provides an opportunity for developers, investors and occupiers to acquire a parcel of land that

is suitable for a range of uses, complimenting the neighbouring residential uses

## STRUCTURE

The site is being offered on a subject to planning or unconditional basis. The purchaser will be obligated to provide Bellway with certain elements for approval prior to submission/construction. Further information available upon request.

## PRICING

On behalf of landowner, we are instructed to seek conditional offers for the whole site, 1.45 acres (0.59 Ha).



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## FURTHER INFORMATION

Further information is available upon request.

## VIEWING

The subject site forms part of a construction site and therefore should not be visited without prior agreement via the Sole Selling Agents. Non-approved site inspections will not be allowed entry to the site.

Please contact the sole selling agents:

**SIMON PARSONS**

01733 971808

[simon.parsons@eddisons.com](mailto:simon.parsons@eddisons.com)

**HATTIE GULLAN-WHUR**

01733 838465

[hattie.gullan-whur@eddisons.com](mailto:hattie.gullan-whur@eddisons.com)