

# RAMSEY GATEWAY

ST MARY'S ROAD, RAMSEY, PE26 2SB



FREEHOLD CONSENTED DEVELOPMENT LAND

# OPPORTUNITY SUMMARY

- 14 acre, cleared development site.
- Freehold.
- Planning permission granted for a range of commercial uses including retail and industrial
- c.1.9 acres have been sold to Lidl to deliver a new supermarket with further drive thru, retail and EV interest in hand.
- Services available to the edge of the site with a new roundabout nib already constructed.
- To be sold as a whole or smaller lots

Offers are invited for the freehold interest.





*The site is accessed via the roundabout from the Tesco property with a new nib already constructed.*



## LOCATION AND SITUATION

Ramsey is a market town located within Cambridgeshire and sits c.10 miles north of Huntingdon and c.10 miles south of Peterborough. The town is well connected to the A1 motorway (junction 15) as well as the A141 and A14. Ramsey has a population of c.8,500 people (2011 census) and is experiencing inward investment and development such as the latest £20 million residential development by Accent immediately to the south of the subject property.

The property is situated on the northern edge of Ramsey and bounded by the B1040 to the west, Foot Drove to the east and the Tesco superstore to the south. The site is accessed via the roundabout from the Tesco property with a new nib already constructed. As part of the consented scheme, a new spine road will be installed from the roundabout to the B1040.

# THE SITE

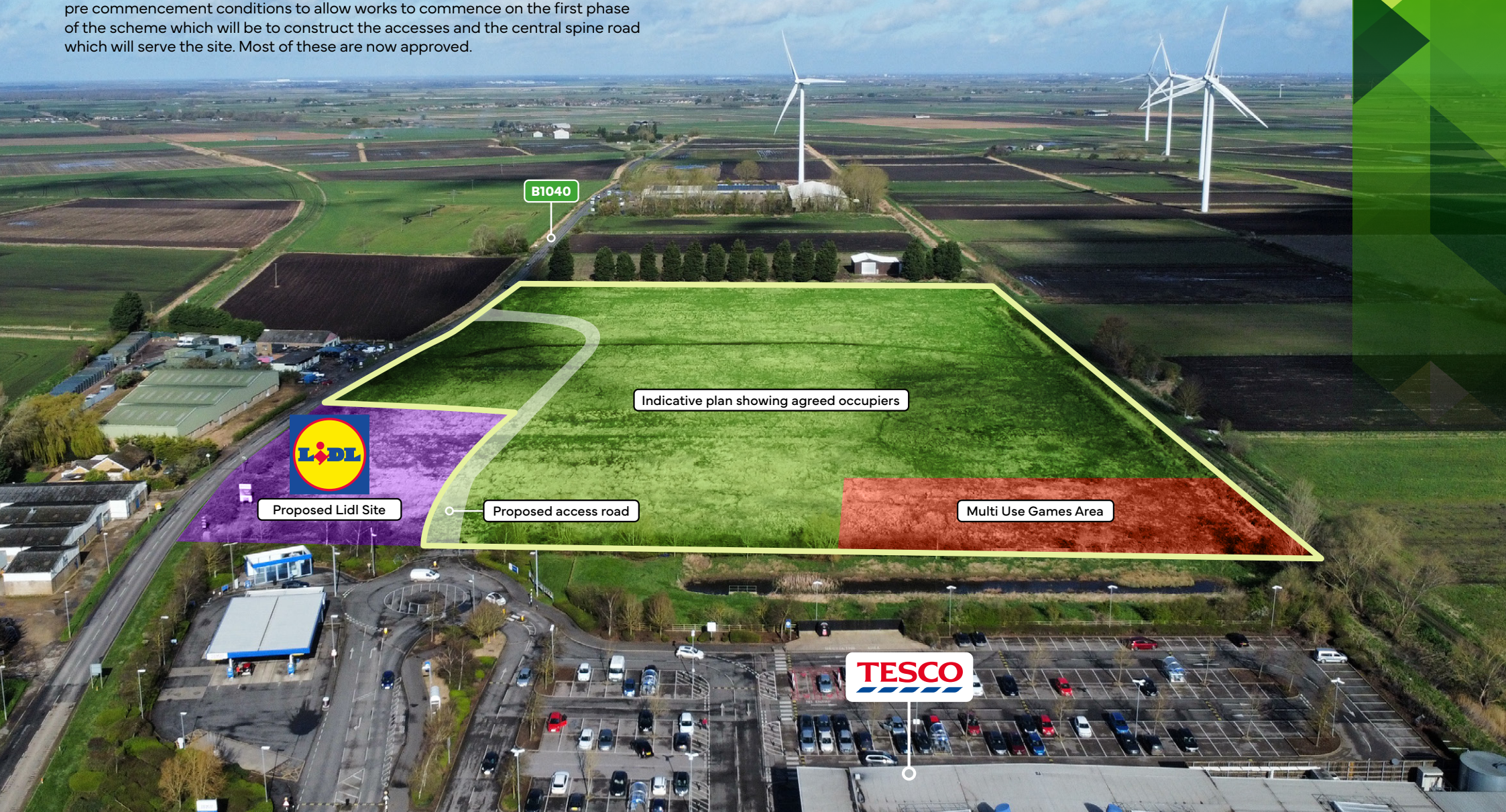
The property comprises a greenfield site which is currently set aside. Services are available at the southern edge of the site.

The total site area is 16 acres and contracts have been exchanged with Lidl to sell c1.9 acres within phase 1 (see indicative layout below). Lidl plan to open at supermarket of 1,949 sq m with 123 car parking spaces.

Both the landowner and Lidl are currently in the process of discharging the relevant pre commencement conditions to allow works to commence on the first phase of the scheme which will be to construct the accesses and the central spine road which will serve the site. Most of these are now approved.

The application also approved the details of the land to be transferred to the Town Council (1 Acre) and the Multi Use Games Area (MUGA) to be constructed on it. Both of these obligations are set out in the Section 106 from the original outline planning permission. The indicative location of the MUGA can be seen on the plan below.

The remaining area of land therefore totals c.13 acres (The central spine road will be constructed out of this remaining c.13 acres).



# PLANNING PERMISSION

The property is located within Huntingdonshire District Council.

The Ramsey Gateway development benefits from Outline Planning Permission under Planning Application Reference 19/00364/OUT for:

*Outline planning application for a mixed-use development in two phases comprising A1, A3, A4 and A5 (retail) and a mix of B1, B2 and B8 (employment), D2 (skate park and MUGA), and sui generis uses (car sales, car repairs and veterinary clinic) with all matters reserved.*

The associated approved floorspaces with the approved scheme are as follows:

## PHASE 1\* (TOTAL 7530 SQ/M)

- A1 retail – 1604 sq/m
- A1/A4 retail – 550 sq/m
- A3/A5 food – 279 sq/m
- D1 veterinary clinic – 250 sq/m
- D2 skate park and MUGA – 4,047 sq/m (1 acre)
- Sui generis Car sales/mechanic – 800 sq/m

## PHASE 2\* (TOTAL: 22,225 SQ/M)

- B1 offices – 3 storey – 2225 sq/m of which 500 sq/m will be incubator start up units
- B2/B8 employment – 1 or 2 storeys – 10,000 sq/m if single storey or 20,000 sq/m if two Storey.



*\*Please note the revised Use Classes Order (2020) can now be applied to these approved uses which gives the developer greater flexibility with the approved permission.*

*Reserved matters approval for a Phase 1 scheme was subsequently achieved under Reserved Matters Application Reference 22/00744/REM for: Approval of reserved matters (including details of access, layout, scale, landscaping and appearance) in relation to the construction of a supermarket (Use Class E) and a MUGA, open space, and other associated infrastructure including new vehicular access from St. Mary's Road, with the development comprising the first phase of development pursuant to 19/00364/OUT. The outline application was not EIA development. A planning report has been produced by Pegasus which analyses the potential for alternative uses on the site. This report is available in the dataroom.*

## FUTURE OPTIONS AND GROWTH

Discussion have been held with the Town Council about the potential future amendments to the consented planning permission. They have expressed a view that they would be comfortable in allowing additional retail uses to be delivered on the site over and above the level of floorspace currently approved. They consider the Ramsey Gateway site to be the primary shopping location in Ramsey and are very keen to see it flourish. The delivery of the Lidl store has already proved to be a major boost locally. They would also support any other employment uses across the site.

It is also worth noting that Ramsey as a town has recently been voted one of the most desirable places to live in Cambridgeshire and it is undergoing significant population growth who require retail opportunities and employment opportunities. Within the dataroom is a schedule of the approved residential schemes in Ramsey and adjoining Bury and Upwood still to be constructed in full. The two schemes closest to the site on either side of St Marys Road are now complete.

## HUNTINGDONSHIRE LOCAL PLAN REVIEW

Huntingdonshire District Council have recently commenced a review of their local plan which included a call for sites. There is a focus within this process of regenerating the northern settlement in the district which has not seen growth in the previous plan period.

Representations were made on behalf of the landowner promoting the potential to deliver alternative uses on any future surplus land on this site should the approved employment floorspace not be met in full.

A copy of these representations are included within the dataroom. The representations set out the potential increase in the amount of permitted retail floorspace or delivery of other currently unconsented uses such as a care home or residential development.



## PROPOSAL

Offers are invited for the freehold interest.

## CONTACTS

For further information, access to the dataroom or to arrange an inspection, please contact:

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## TENURE

The property is held freehold under 3 titles.

## VAT

The property is elected for VAT.



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