

# COMMERCIAL DEVELOPMENT OPPORTUNITY

## LAND OFF HALL BARN ROAD, ISLEHAM, CAMBS, CB7 5RJ

**CHEFFINS**





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DEVELOPMENT SITE EXTENDING TO APPROXIMATELY 1.00HA (2.47 ACRES)

OUTLINE PLANNING PERMISSION FOR UP TO 4,160M<sup>2</sup> OF B1, B2, B8 COMMERCIAL SPACE

FOR SALE BY INFORMAL TENDER

## Location

The property is located approximately 800m southwest of the centre of the village of Isleham in Cambridgeshire.

Isleham is a village located approximately 15 kilometres (9.5 miles) south east of Ely and 13 kilometres (8 miles) north of Newmarket.

Isleham is a well-served village with amenities including a primary school, village shops, a community centre, sports clubs and several public houses.

Both Ely and Newmarket have good rail links to Cambridge and London (Liverpool Street and Kings Cross) with regular trains during peak hours.

## Description

The property comprises a level site which extends to 1.00 hectares (2.47 acres) of agricultural land. The site is bounded by commercial development to the north, with agricultural land to the south and west. The land to the east of the site has planning permission for residential development.

## Planning

Outline planning permission (ref: 16/00629/OUM) was granted by East Cambridgeshire District Council on 3rd May 2019 for the erection of buildings to accommodate up to 4,160 square metres for B1, B2 and B8 uses and associated development on land allocated by Policy ISL6 of the adopted Local Plan, adjacent to Hall Barn Road Industrial Estate.

The proposed development under the Design and Access Statement comprises 26 commercial units for B1, B2 and B8 use with a floor place of 160m<sup>2</sup> over two floors. The indicative mix comprises 30% B1, 40% B2 and 30% B8 units.

## Archaeology

The developer will be required to prepare a Written Scheme of Investigation in order to discharge the archaeological condition prior to commencement of development.

## Access

Vehicular access to the site is from Hall Barn Road which is an adopted highway. A 7.3m wide carriageway is proposed, running into the site with a 2m wide pedestrian footway on the north side of the access road.

The developer will be required to implement the proposed highway junction improvements at Hall Barn Road and Fordham Road prior to the first occupation of the site.

## Flood Zone

The property is situated in Flood Zone 1.

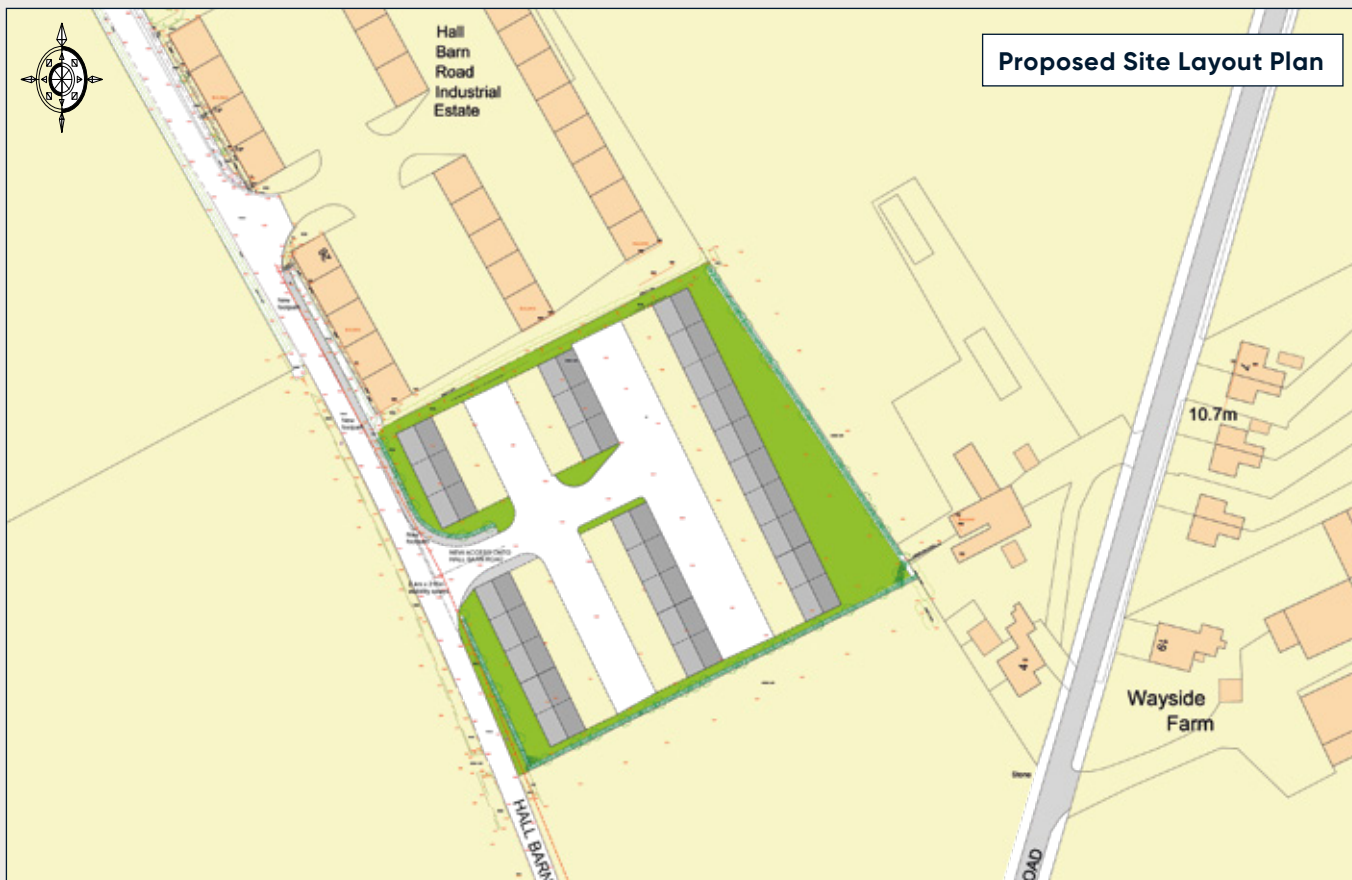
## Noise Assessment

The developer will be required to submit a noise assessment report for any B2/B8 use as part of any reserved matters application.

## Lighting Plan

The developer will be required to submit a lighting plan prior to or with the submission of any reserved matters application.





### Fire Hydrants

The developer will be required to agree the provision of fire hydrants or equivalents as part of any reserved matters application.

### Surface Water Drainage

The developer will be required to prepare a detailed surface water drainage scheme as part of any reserved matters application.

### Workplace Travel Plan

The developer will be required to submit a Workplace Travel Plan as part of any reserved matters application.

### Ecology

The developer will be required to implement the recommendations set out in the Ecology Reconnaissance Report prior to the commencement of works. The report is available in the Information Pack in the dataroom.

### Utilities

Details of the available utilities are in the Utility and Infrastructure Report available in the Information Pack in the dataroom.

### Wayleaves, Easements, Covenants and Rights of Way

The property is sold subject to all wayleaves, easements, covenants and rights of way whether or not disclosed.

The overhead power line across the development site referenced in the planning documents has been removed and replaced by an underground cable along the southern and eastern boundaries of the site. A copy of the Deed of Easement is available in the Information Pack in the dataroom.

### Tenure

The freehold of the property, as shown edged in red on the attached plan for illustrative purposes only, is offered for sale with vacant possession on completion.

### Value Added Tax

The vendor has not made an election to waive the VAT exemption on the property and therefore VAT will not be payable on the purchase price.

### Method of Sale

The property is offered for sale by informal tender with a guide price of £400,000.

### Overage Provision

The site is sold subject to the existing planning permission for commercial development. If within a period of 10 years from the date of the conveyance, the purchaser obtains planning permission for a change of use to residential, then the purchaser will pay 50% of any increase in value attributed to residential development to the vendor, less the costs of obtaining the planning permission for residential development.

### Further Information

A comprehensive information pack which includes copies of the planning documents, deed of easement and copies of the registered title documents can be downloaded from a dedicated data room as follows:

<http://data.cheffins.co.uk/hallbarnroad>

username: isleham@cheffins.co.uk

password: Ely

### Local Authority

East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, Cambridgeshire, CB7 4EE

### Vendor's Solicitor

A. Davies Esq., Metcalfe Copeman & Pettefar LLP, Cage Lane, Thetford, Norfolk, IP24 2DT

### Planning Enquiries

I Smith Esq., Cheffins, Clifton House, 1-2, Clifton Road, Cambridge, CB1 7EA

### Viewing

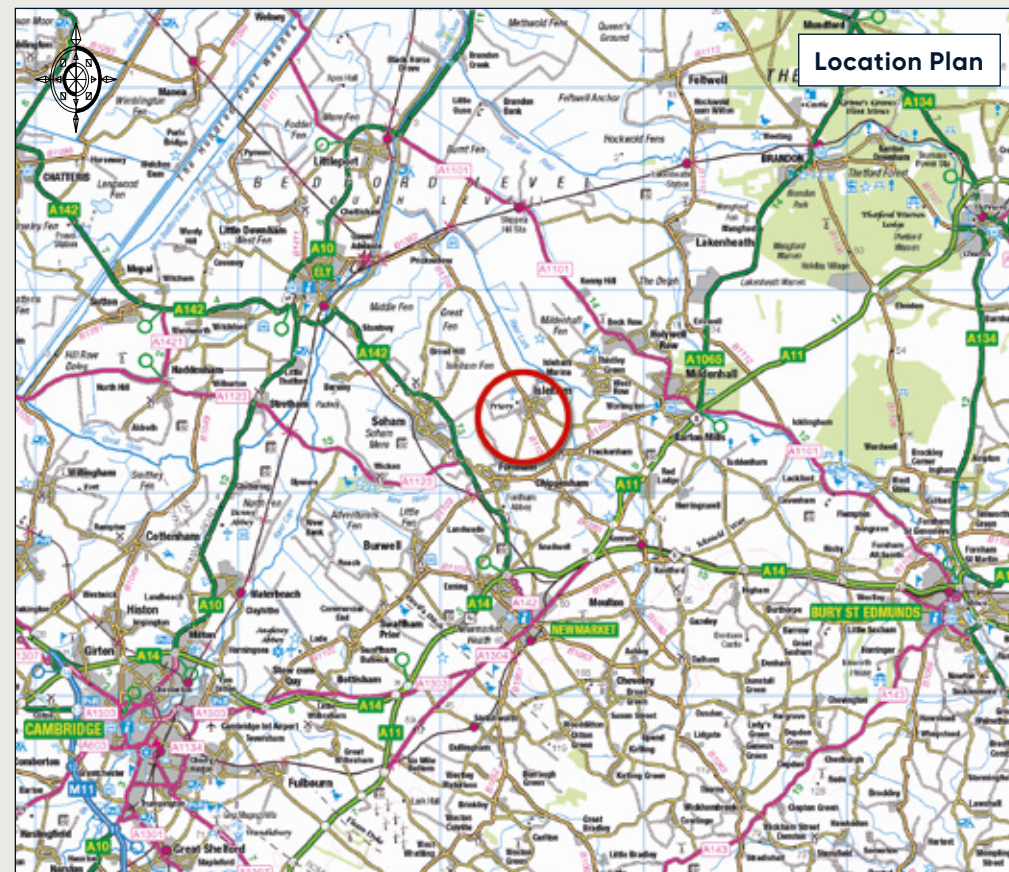
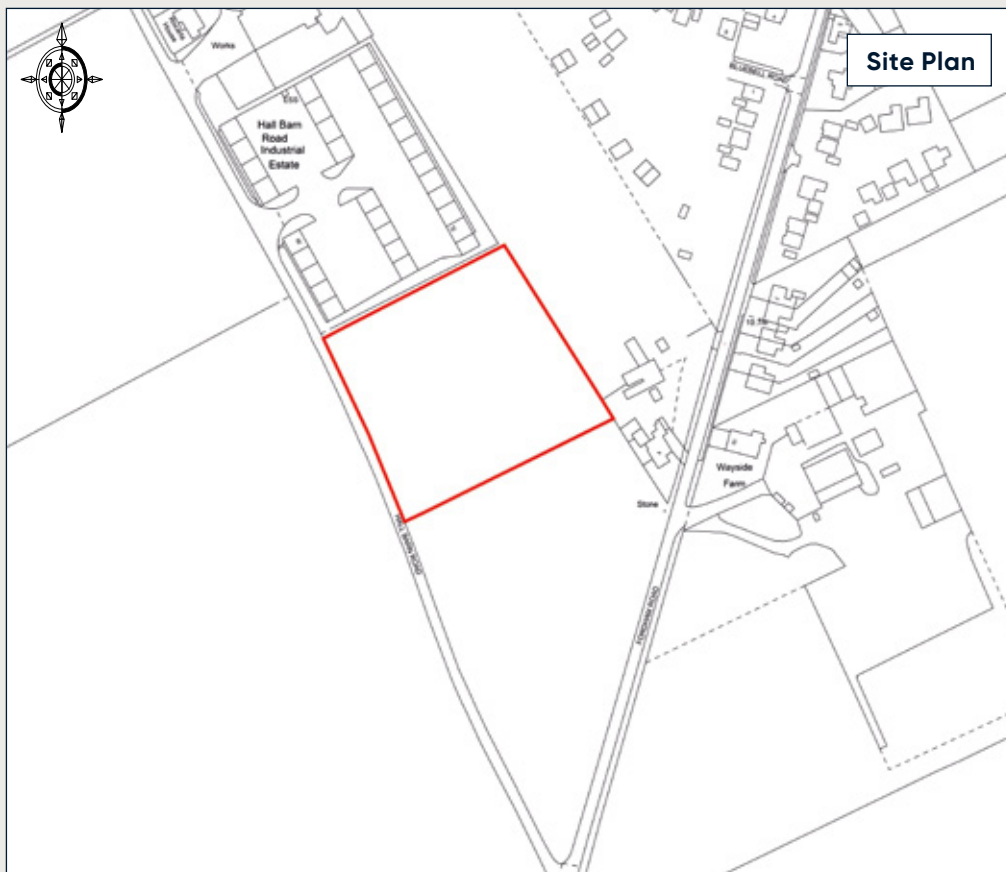
Strictly by appointment with the Selling Agents:

Cheffins, 25 Market Place, Ely, CB7 4NP

Tel: 01353 654 900

Email: [jonathan.stiff@cheffins.co.uk](mailto:jonathan.stiff@cheffins.co.uk) or [ralph.knight@cheffins.co.uk](mailto:ralph.knight@cheffins.co.uk)





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**Agents Notes:** For clarification we wish to inform purchaser(s) that we have prepared these sales particulars as a general guide. None of the statements contained in these particulars as to the property shall be relied on as statements of fact. All measurements are given as a guide and no liability can be accepted for errors arising therefrom. The plan and acreages use gross acreages taken from Ordnance Survey sheets and are for identification purposes only. The purchaser(s) shall be deemed to have full knowledge of the state and condition thereof and as to the ownership or any tree boundary or any part of the property. If communications, condition of the property, situation or such factors are of particular importance to you please discuss these priorities with us before arranging an appointment to view. This should avoid a wasted journey. March 2021.



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

T 01353 654900 E [ely.development@cheffins.co.uk](mailto:ely.development@cheffins.co.uk)

[cheffins.co.uk](http://cheffins.co.uk)

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