

Development Land

For Sale

Approximate boundary



Land at North Cambridge Academy, Arbury Road, Cambridge  
CB4 2JF



# Land at North Cambridge Academy,

Arbury Road, Cambridge, CB4 2JF



## Agreement

For Sale  
(conditional &  
unconditional bids  
considered)



## Detail

Development Land



## Price

Offers sought in excess of  
£7,500,000



## Size

1.98 hectares  
(4.89 acres)



## Location

Cambridge, CB4 2JF



## Property ID

180038

For Viewing & All Other Enquiries Please Contact:



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## Property

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The land currently forms part of the North Cambridge Academy site and forms an area of overflow parking and surplus playing fields/amenity land. To the south-west corner of the plot is a detached dwelling.

The gross area of land to be sold is approximately 1.98 hectares (4.89 acres) or thereabouts.

A pre-application for development was submitted in 2024 in relation to the development of a slightly reduced site area of 1.339 hectares (3.31 acres).

A copy of the pre-application documents and response are included within the data room.

## Site Area

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We understand that the site area extends to approximately 1.98 hectares (4.89 acres).



## Services

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We understand that all mains services are available in the vicinity of the site, albeit neither the agents or the vendors are able to confirm the exact location or the capacity of these services. Interested parties are, therefore advised to make their own enquiries of the relevant utility providers.

## Tenure

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The property is available For Sale for the freehold interest.

## Price

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Offers sought in excess of £7,500,000.

Both conditional and unconditional offers will be considered.

In the case of conditional offers, parties are asked to ensure they confirm in detail the various conditions attached to their proposal.

As a condition of the sale, the purchaser is to provide an access road through the site to serve the retained school land.

## VAT

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VAT may be charged in addition to the purchase price at the prevailing rate. This will be confirmed in due course.

## Information Pack

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An information pack / data room is available on request, which contains the following information:

- Submitted pre application information & response
- Proposed site plan
- Preliminary Ecological Assessment
- Biodiversity Net Gain Assessment
- Desktop Utility Record Search
- Topographical Survey

## Legal Costs

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Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

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Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Town & Country Planning

Within the emerging Draft Greater Cambridge Local Plan the site is allocated as follows:

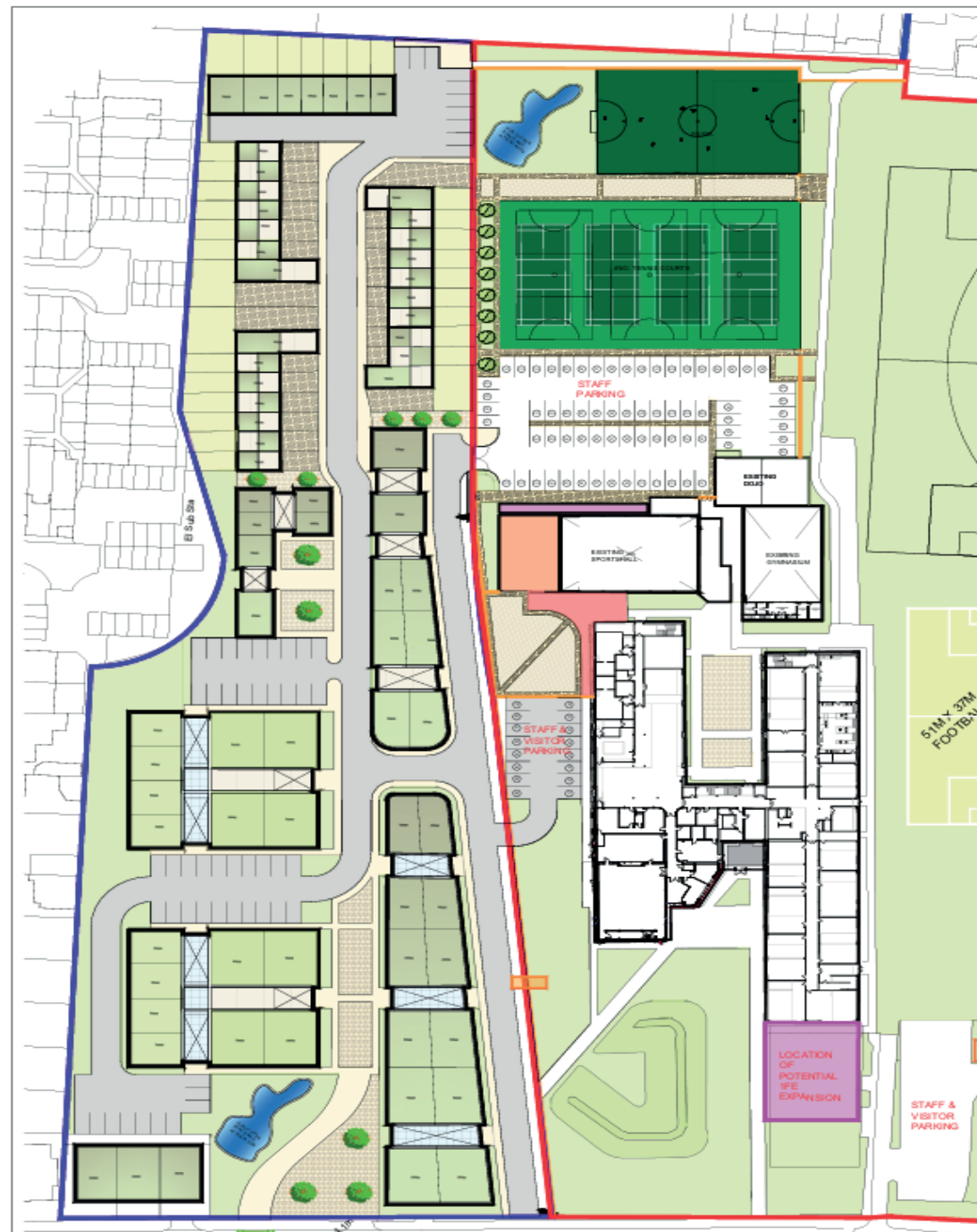
S/C/NCA: North Cambridge Academy, 108, Arbury Road

- Site area of 7.68ha hectares.
- North Cambridge Academy will develop into a mixed use sporting hub, providing a range of new and enhanced sports facilities which would be available to the public outside of school hours alongside new homes and car parking provision.
- Capacity for approximately 150 homes and sports facilities as part of a mixed use new development.

Proposals must demonstrate how they will meet the following requirements:

- The expansion of the existing sports hall for sports and complimentary facilities;
- The provision of a new 3G astro pitch, 4 new tennis courts and a Multi-Use Games Area (MUGA);
- A Community Use Agreement for these sports facilities to be available to the public outside of school hours;
- Assessment and implementation of necessary mitigation measures for residential development in relation to noise pollution from the adjacent schools and sports facilities;
- Through the careful orientation of buildings and other design measures, residential development must prevent overlooking to maintain privacy of users of the school facilities;
- Given the areas potential for archaeological activity in the vicinity of the site, development proposals must be accompanied by an appropriate archaeological assessment which includes information on the significance of the heritage asset, including the extent character and condition of the archaeological resource and the likely impact of the development on the archaeological remains. In the first instance archaeological investigation will be required via Desk Based Assessment;
- To mitigate the potential intrusion of Dynamic View 11 Ditton Meadows, buildings should be designed in line with prevailing heights in the vicinity and a Views Analysis may be required.

Interested parties are advised to make their own investigations to the Local Planning Authority.

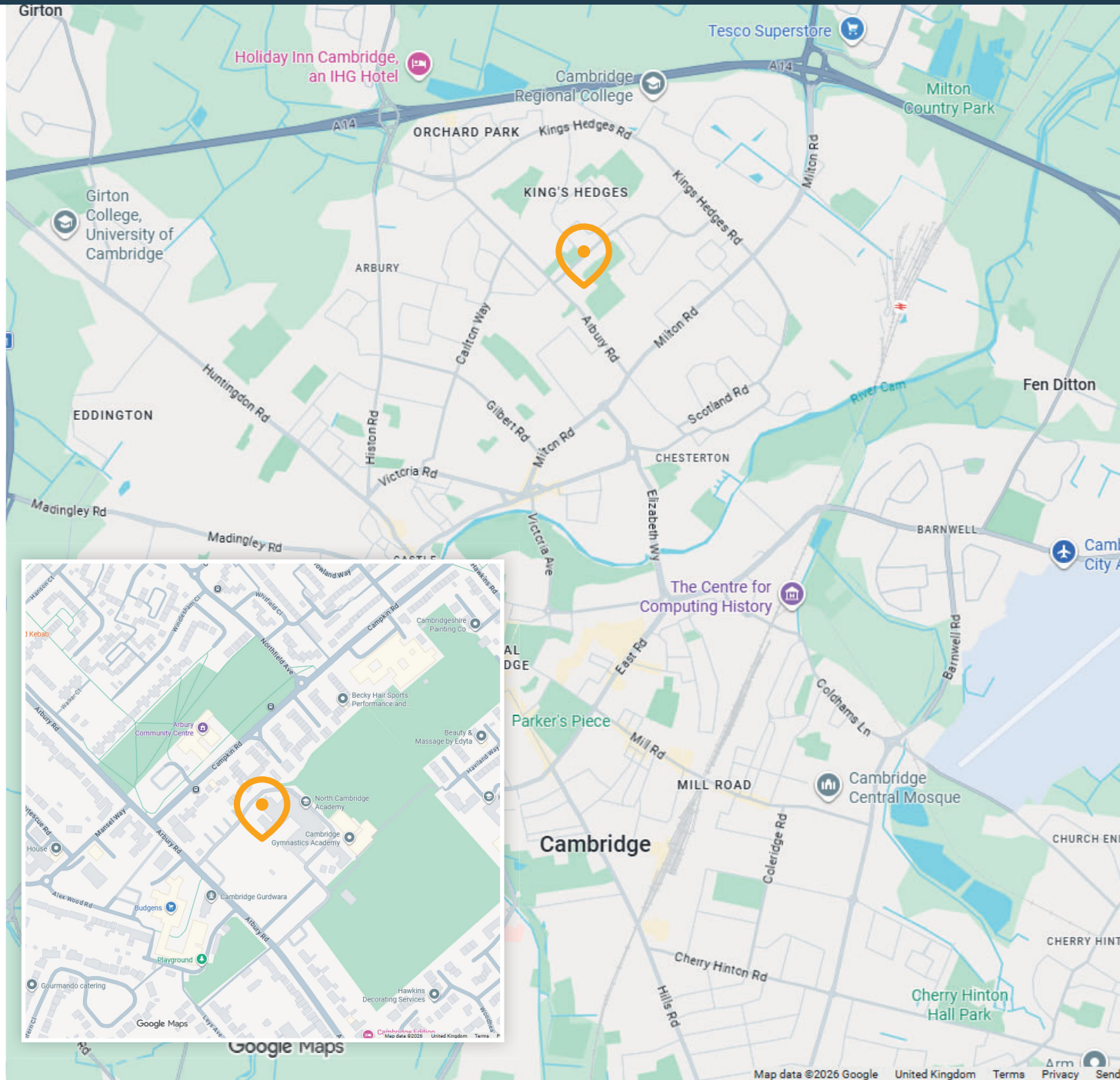


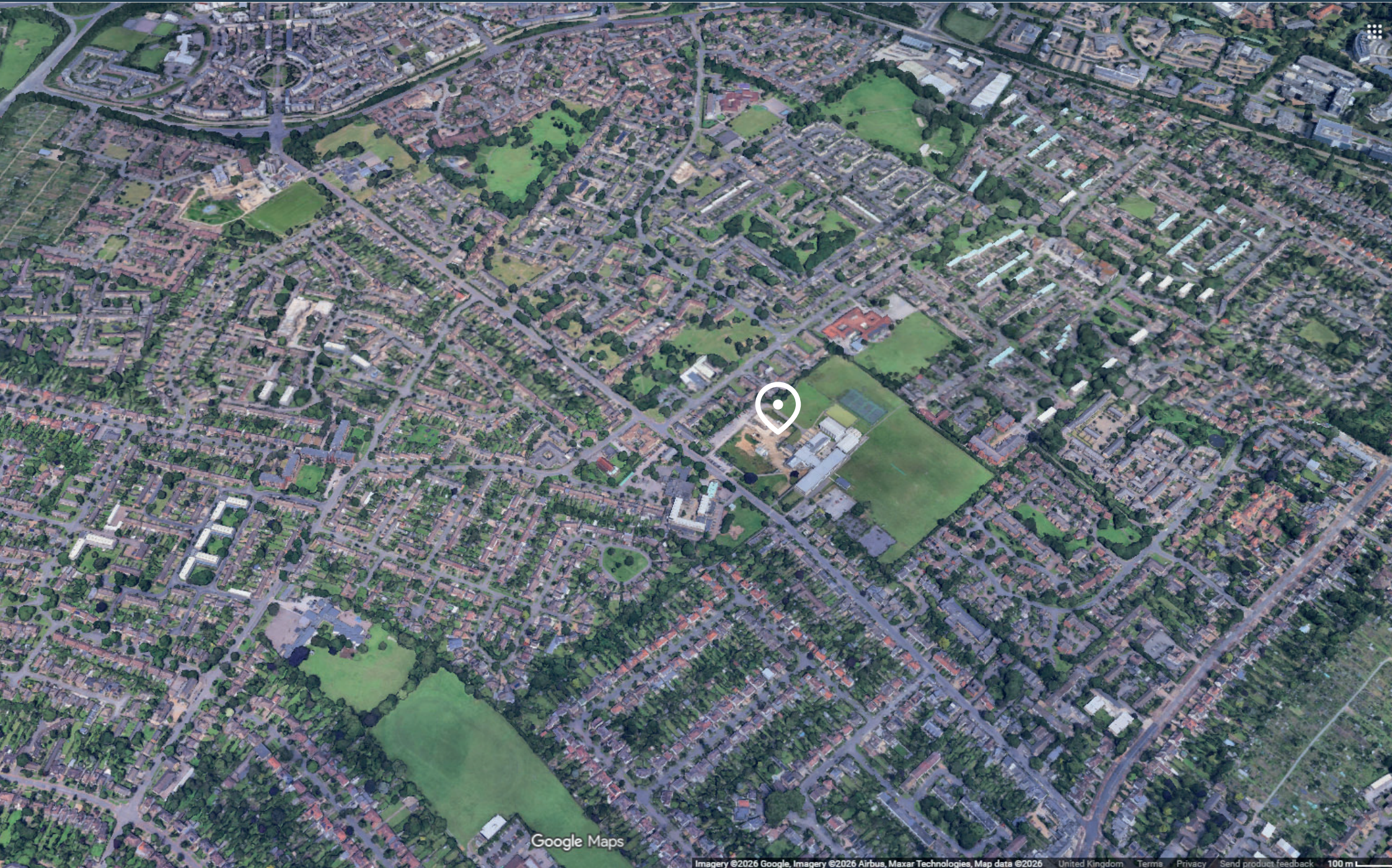
## Location

The subject property is located within the Arbury Ward of Cambridge, approximately 2 miles to the North of the city centre, accessed off the north-east side of Arbury Road.

The location is predominantly residential in nature, however the subject property forms part of the North Cambridge Academy site and there are other commercial properties along the length of Arbury Road. Cambridge Science Park is approximately 1 mile to the north.

Directly opposite, on the south-west side of Arbury Road is Arbury Court which is proposed to be re-developed with existing buildings to be demolished to provide over 100 new council homes and over 100 new private homes, new commercial units, new community facilities including a library, and a new park and play area.









PETER SMITH ASSOCIATES Architects

- Notes:
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  4. This drawing must be read in conjunction with all other relevant Architects, Structural Engineers, M&E Engineers, and all other relevant consultants drawings details and specifications.





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- This drawing must be read in conjunction with all other relevant Architects, Structural Engineers, M&E Engineers, and all other relevant consultants drawings details and specifications.

Housing density options based on flats along school boundary and Arbury road being a mixture of 4 and 5 storeys in height.

- 4 bed houses = 4
- 3 bed houses = 16
- 2 bed houses = 12
- 1 bed flats = 15
- 2 bed flats = 41
- 3 bed flats = 90
- 4 bed flats = 17

Total units = 195

-  HATCH DENOTES LOCATION OF POTENTIAL 1FE EXPANSION ON THE SCHOOL SITE
-  HATCH DENOTES LOCATIONS OF EXISTING SUBSTATIONS AND ELECTRICAL SUPPLY
-  HATCH DENOTES LOCATIONS OF PROPOSED SPORTS HALL EXTENSION
-  HATCH DENOTES LOCATIONS OF PROPOSED SPORTS HALL RECEPTION AND CHANGING ROOM EXTENSION



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