

Land off Station Road, Kennett, Cambridgeshire

Residential Development Site



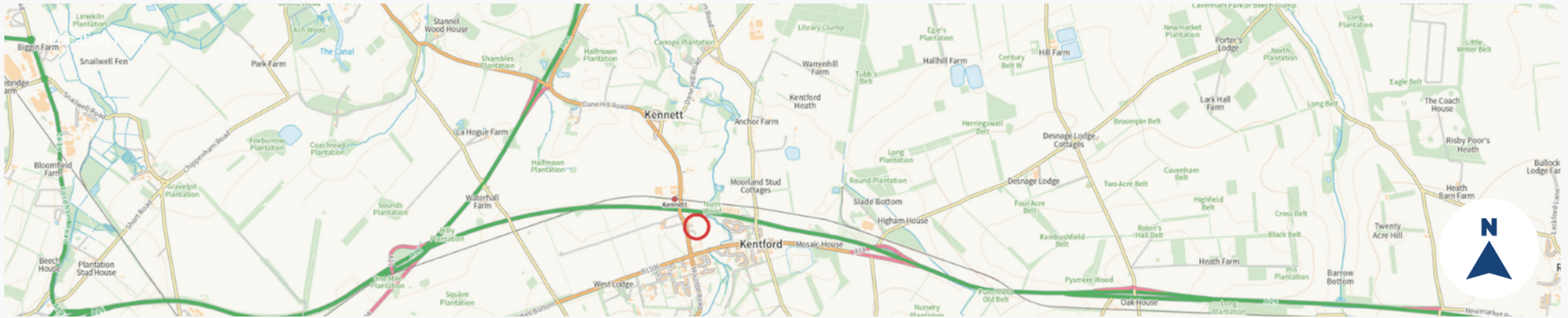
Cruso & Wilkin



An exciting opportunity to acquire a residential development site located in the village of *Kennett, Cambridgeshire*

Summary

- Outline planning permission granted for 13 residential units with all other matters reserved (21/01549/OUM)
- Site area approximately 0.79 hectares (1.9 acres)
- Situated in the village of Kennett. Newmarket 5 miles, Cambridge 20 miles & Bury St Edmunds 11 miles
- Easy access to A11 & A14
- Kennett railway station is located within walking distance (0.2 miles to the north)
- The railway station provides connections to Cambridge, Ipswich and London



Location

Kennett, is a small village situated on the eastern border of Cambridgeshire with the boundary of Suffolk located in close proximity.

Kennett is located approximately 5 miles north east of Newmarket.



Nearest Postcode
CB8 7QD

crows.venues.kept



The village benefits from a range of facilities and amenities including a general store/post office, a new primary school, church, two pubs, playing field and a village hall. Further facilities and amenities are located in the nearby towns of Newmarket and Bury St. Edmunds. The village is well served by public transport. A local bus service runs along Bury Road to the south of the site. The village benefits from good main road connectivity including the A11 and the A14, providing connections to Cambridge, Bury St. Edmunds and Norwich. Kennett Railway Station is located 0.2 miles to the north providing connections to Cambridge, Bury St. Edmunds, Ipswich and then onwards connection to London.

Kennett has recently experienced a period of growth with the development of Kennett Garden Village to the north. This development sees the creation of a sustainable lower density community led “garden village style” mixed use development, providing an extension to the village and bringing a range of benefits and facilities for the local community.

Description

The site measures approximately 0.79 hectares (1.9 acres) and is accessed from Station Road.

The site is bound by residential properties to the west and adjacent to the road frontage and agricultural land to the north, south and east.

Planning

The site falls under the jurisdiction of East Cambridgeshire Council.

The site benefits from planning approval for the erection of 13 dwellings to include affordable homes and access. This application was approved subject to a number of conditions and Section 106 agreement on 15th December 2025. The planning reference number is 21/01549/OUM.

Section 106

In addition to the financial contributions outlined in the additional information pack, 5 dwellings are to be delivered as affordable homes, comprising 4 Affordable Rent and 1 Intermediate (Shared Ownership).

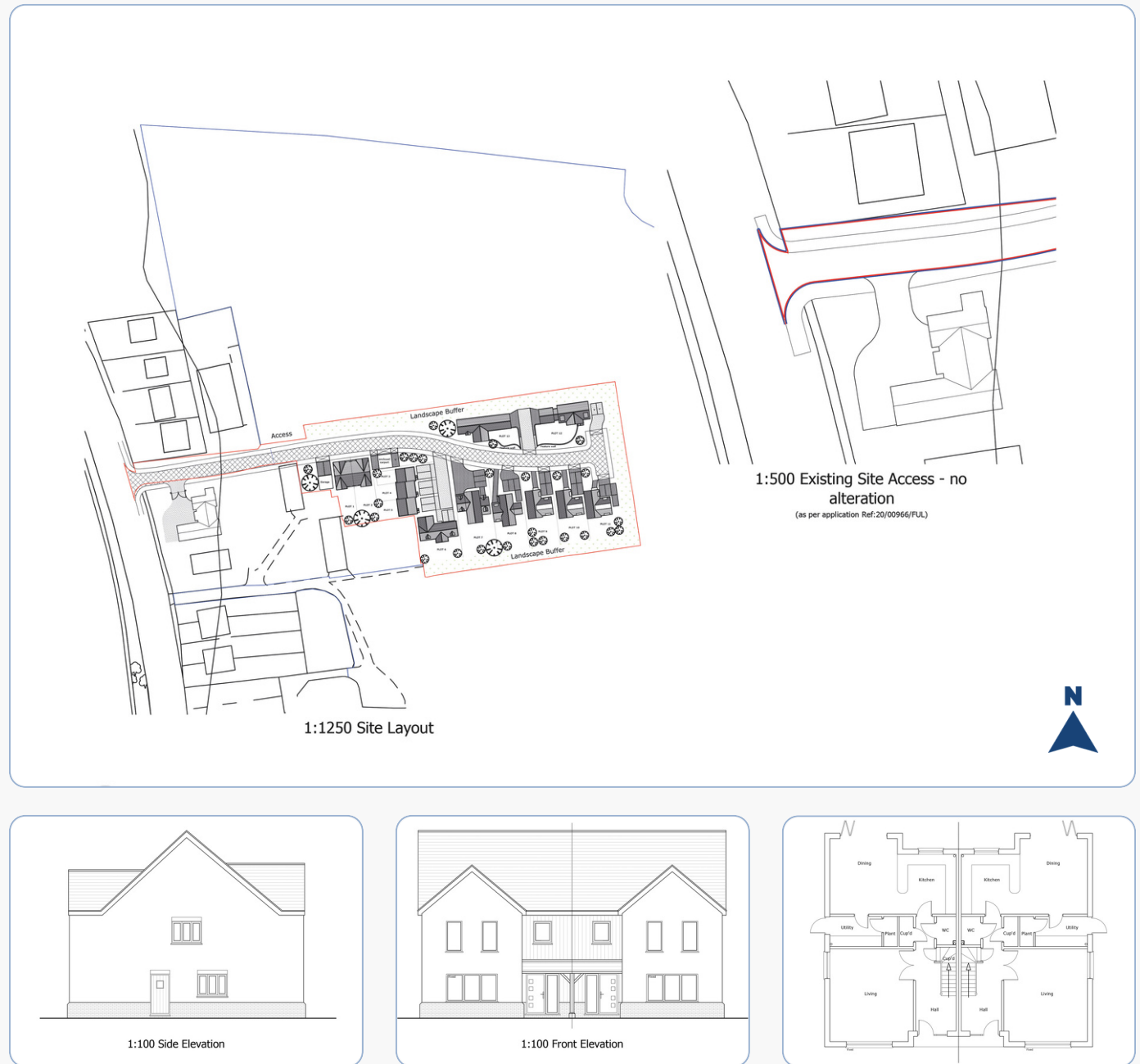
The Section 106 agreement is contained in the additional information pack and requires contributions to:

- Education Contribution
- Library Contribution
- Wheeled Bin Waste Contribution
- Council Monitoring Fee

Further information including a planning summary, third party reports and details of the conditions imposed are included within the additional information pack.

Technical Information

The additional information pack contains copies of any third-party surveys commissioned as part of the planning application.



Plot number	Floor Area (GIFA) sq.m	Number of Beds	House Type
1	158	4 Bed (1 x en-suite)	Semi detached
2	158	4 Bed (1 x en-suite)	Semi detached
3	79	2 Bed	Terrace
4	103	3 Bed	Terrace
5	103	3 Bed	Terrace
6	171	3 Bed (inc garage) 2 x en-suite	Detached
7	247	4 Bed (inc garage) 2 x en-suite	Detached
8	216	4 Bed (1 x en-suite)	Detached
9	199	3 Bed (2 x en-suite)	Detached
10	199	3 Bed (2 x en-suite)	Detached
11	199	3 Bed (2 x en-suite)	Detached
12	202	3 Bed (inc garage) 1 x en-suite	Chalet
13	159	3 Bed (inc garage) 1 x en-suite	Bungalow
Total	2,193		

Accommodation Schedule

Please note that the application approved was for outline only with all matters except access reserved. However, an accommodation schedule was prepared as part of the outline and summarised for reference.

Services

Interested parties are advised to make and rely upon their own enquiries with the relevant service providers.

Tenure

The site is sold freehold with vacant possession upon completion.

Easements, Wayleaves and Rights of Way

The site is offered subject to, and with the benefit or burden of all existing rights of way, wayleaves and easements whether or not specifically referred to in these Sales Particulars.

Boundaries

The Purchaser will be deemed to have full knowledge of the boundaries and neither the Vendor nor their Agent will be responsible for defining any other boundaries.

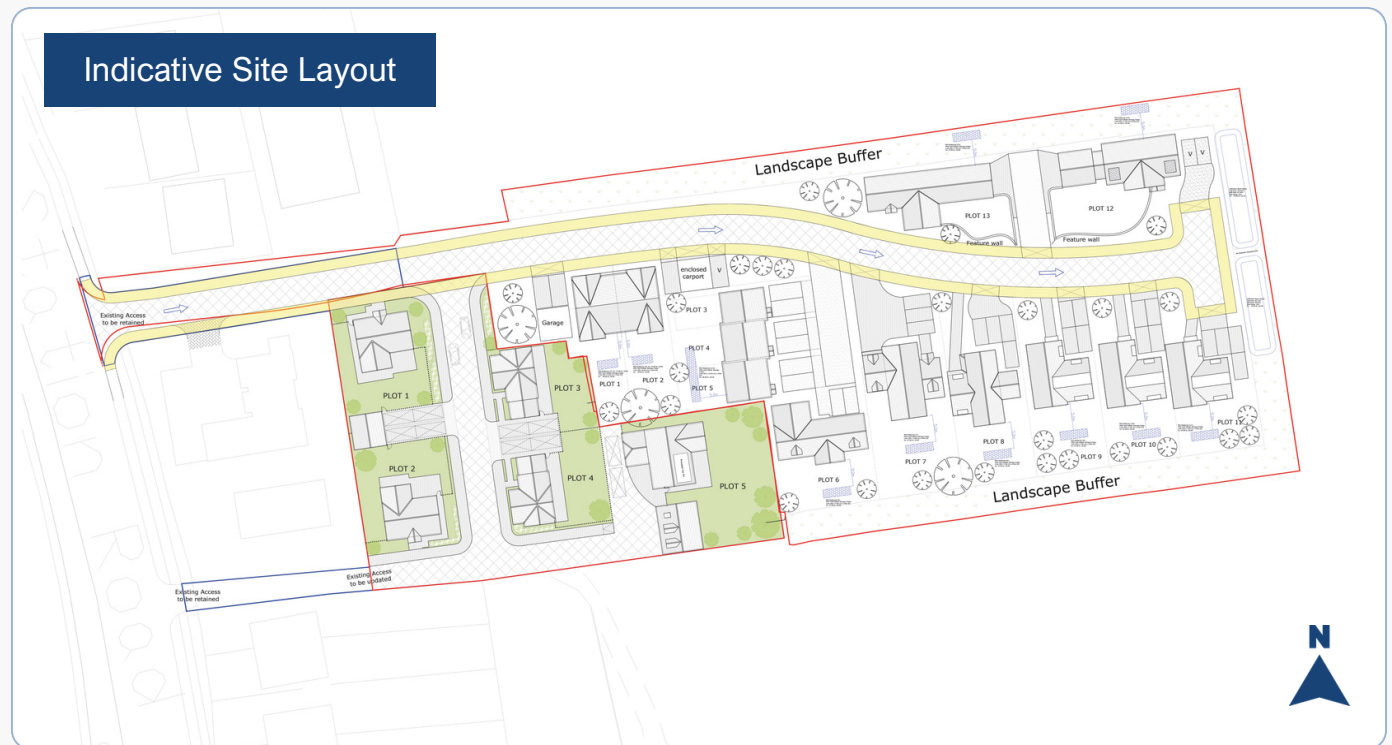
Access

Access to the site is off Station Road. Rights of access for all purposes will be granted to the Purchaser but the Vendor will retain ownership of the route as hatched. The Purchaser will be under an obligation to construct the road to a prescribed specification, with a minimum width of 5.5m and 2 x 2m wide pavements either side. Further details contained in the additional information pack. The new access is as approved by both planning and highways as part of planning application 20/00966/FUL.

Adjoining Site & Retained Land

As shown on the indicative layout, the Vendor is in the process of pursuing planning on the adjacent site for a scheme of 4 residential units. Upon receipt of planning this site will also be marketed for sale and should prospective parties be interested, please express interest with the Vendor's Agent.

The Vendor also has retained land bordering the site on the north, south and east.



Further Information

Contractual Points

There are several points which will be discussed during the sale process and contract negotiations which are summarised below for reference.

- A restrictive covenant on the Purchaser not to build more than 13 dwellings. The full details to be discussed through the sale process having regard to the possible inclusion of an overage.
- An obligation on the Purchaser to construct the road to an agreed specification and up to the boundary with the retained land. Further details to be discussed during the sale process.
- An agreement will be sought from the purchaser that they will not object to the planning permission currently being pursued on the Vendor's adjacent site nor on their retained land.



VAT

The Vendor reserves the right to opt to tax. Should the sale of the site become chargeable to VAT, then the tax at the prevailing rate will be payable in addition to the sale price.

Additional Information Pack

To obtain access to the additional information pack which contains all relevant sales information, technical reports and planning information please contact the Vendor's Agent.

Method of Sale

Offers are invited but with a preference being for offers on an unconditional basis. Prospective Purchasers are encouraged to review the additional information pack for further information. The Vendor will not be bound to accept the highest or indeed any offer and may withdraw the site from the market at any time. Interested parties will be informed of the bid deadline and bidding guidelines are contained in the additional information pack.



Viewing Arrangements

Viewings of the site should be arranged by prior appointment with the Vendor's Agent.





Nellie Taylor
Partner

nt@crusowilkin.co.uk
01553 816438



Alice Lake
Partner

akl@crusowilkin.co.uk
01553 816428

Rudlings
Solicitors LLP



Money Laundering Regulations

Under the provisions of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017,

Purchasers are required to identify themselves and provide (a) photographic ID and (b) proof of address, together with proof of funds on acceptance of an offer.

Important Notices

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, utilities, fixtures or fittings have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective parties are advised to check measurements for any particular purpose.

No assumptions should be made with regard to photographs. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin or the Vendors.

Particulars prepared April 2026. Photos taken March 2025.

Cruso & Wilkin