

LAND OFF CHERRY TREE LANE  
SOHAM, ELY, CAMBRIDGESHIRE

CHEFFINS



01353 654900

CHEFFINS

# LAND OFF CHERRY TREE LANE, SOHAM, ELY, CAMBRIDGESHIRE, CB7 5AH

## PROPOSED COMMUNITY FACILITY ON NEW DEVELOPMENT OFF CHERRY TREE LANE, SOHAM, ELY, CAMBRIDGESHIRE

### OFFERS INVITED FOR THE FREEHOLD OF THE SITE

#### Location

The site is located on the south eastern edge of Soham approximately 7 miles (12 kilometres) south east of Ely and 6 miles (10 kilometres) north west of Newmarket. The site is well connected to the town centre with easy access to services and local facilities.

Soham is designated as a market town in the East Cambridgeshire Local Plan (2015) and benefits from a comprehensive range of services including Primary and Secondary Schools, Medical Centre, a High Street with food and drink establishments, a range of professional services, Asda, Co-op, Post Office, Pharmacy, Library, recreation ground and children's play areas.

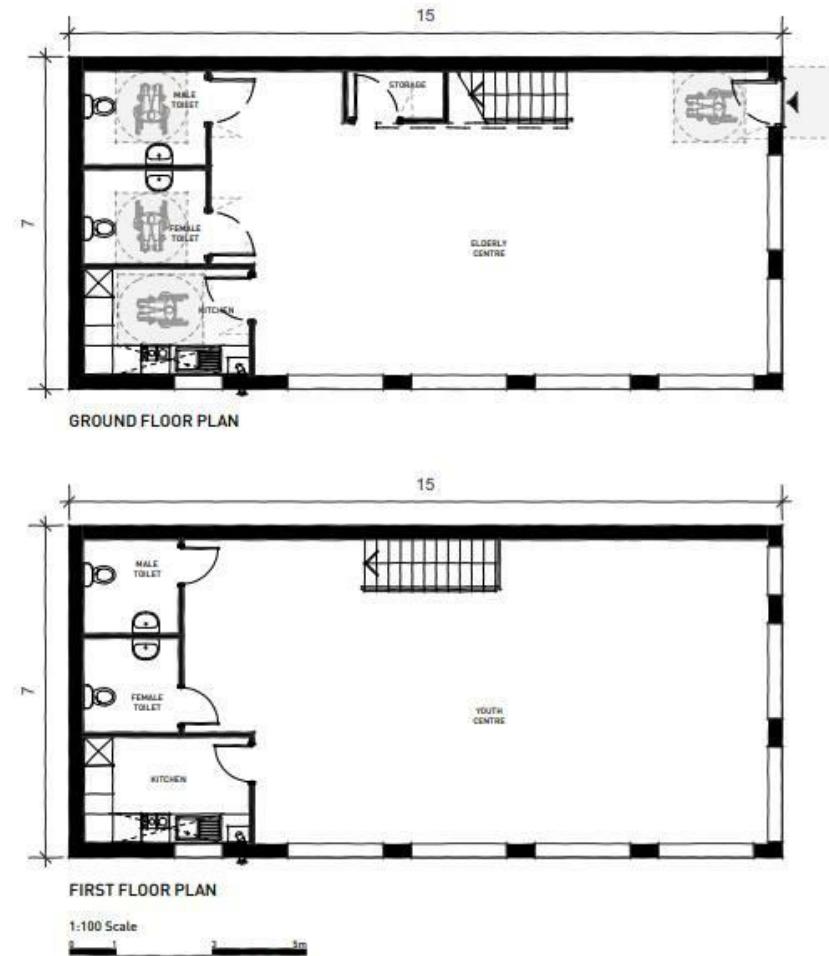
Vehicular access to the A142 is provided via Fordham Road thus enabling easy access to the strategic highway network, the A10 and A14. A local bus service runs between Cambridge, Newmarket and Ely providing hourly bus services.

The nearest railway station to the site is the new station in Soham which was completed in December 2021 and provides rail connections to Ely and Bury St Edmunds with onward connections to Cambridge and London. The new station is located approximately 1.2 miles (2 kilometres) to the north of the site within walking and cycling distance.

#### Description

The site extends to approximately 0.0441 hectares (0.109 acres) as shown edged in red on the plan. The site is located on the northern edge of the proposed new development off Cherry Tree Lane, Soham which was granted outline planning permission (ref. 21/00291/OUM) on 31st October 2023. An application for Reserved Matters for the housing development was validated on 19th March 2024 and is currently pending consideration.

Under paragraph 9 of the Section 106 Agreement dated 27th October 2023 for the site, the Owners are required to submit a Community Facility Specification to the Council for approval prior to the submission of the first application for Reserved Matters. The Community Facility Specification set out below was approved by the Council on 4th March 2024.



## Community Facility Specification

The Community Facility will be designed in accordance with the following criteria:

- Floor area of circa 200m<sup>2</sup> (2,150ft<sup>2</sup>) as shown on indicative floorplan (drawing no. P19-2275\_16A).
- No more than two storeys in height.
- Number of car parking spaces to be provided in accordance with Local Plan Policy COM8.
- Provision of secured and covered cycle parking.
- External provision for servicing and refuse storage.

## External Appearance

The Community Facility will need to be designed sympathetically to the appearance of the surrounding development using principally buff coloured bricks and dark grey tiles.

## Access

Vehicular and pedestrian access to the site will be over the new estate roads which will be constructed to an adoptable standard and adopted by Cambridgeshire County Council. The vendor will construct an adoptable standard road to the boundary of the site within 18 months of commencing development on site which is anticipated to be January 2025.

The vendor will grant the purchaser a right of way over the estate road until such time as the road is adopted by the County Council subject to the purchaser making good damage which it causes to the estate road during construction of the Community Facility.

## Electricity, Water and Telecoms

The vendor will provide electricity, water and telecoms services to the site with connection points in the footpath fronting the Community Facility with sufficient capacity for the Community Facility, the precise capacities to be agreed with the purchaser.

## Foul and Surface Water Drainage

The vendor will provide foul and surface water drainage connections to the boundary of the property with sufficient capacity for the Community Facility, the precise capacities to be agreed with the purchaser.

The vendor will grant the purchaser a right to discharge thorough these pipes until such time as they are adopted subject to contributing towards the maintenance and repair of these pipes.

## Timings

The purchaser will be required to submit an application for approval of Reserved Matters within 28 days of exchange of contracts and will be required to complete the build within 2 years of approval of Reserved Matters.

## User

The purchaser will be obliged to enter into a covenant that the building will only be used for a Community Facility.

## Tenure

The site is offered for sale with vacant possession on completion.

## Value Added Tax

VAT will be chargeable on the sale price.

## Method of Sale

The site is offered for sale by private treaty.

## Viewings

Viewings are strictly by appointment with the Agents:

Cheffins, 25 Market Place, Ely, Cambs, CB7 4NP.

Tel: 01353 654900

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

Email [andrew.amey@cheffins.co.uk](mailto:andrew.amey@cheffins.co.uk)



