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LAND EAST OF THE A10

Littleport, Cambridgeshire, CB6 1HW

Land with a Resolution to grant Planning Permission for 616 dwellings including 20% affordable plus 14 retirement bungalows, 50 retirement/care apartments and a community centre.

- 28.6 hectares (70.67 acres)
- For Sale by Private Treaty



Manor Oak Homes
White Lodge Farm
Walgrave
Northampton NN6 9PY
www.manoroakhomes.co.uk

Brown & Co
Angel Corner, 8 Angel Hill
Bury St Edmunds
Suffolk IP33 1UZ
www.brown-co.com

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INTRODUCTION

The development site is located on the western edge of Littleport. The site is well positioned for good access to the A10 Cambridge to King's Lynn road which adjoins the west side of the site. Littleport lies approximately 22 miles north of Cambridge and the A14, 13 miles south of Downham Market and 25 miles south of King's Lynn. The main line rail services direct from Littleport to London King's Cross are approximately 90 mins travel time and from Littleport to Cambridge (North) approximately 28 mins travel time and currently running every 30 mins.

DESCRIPTION

The development site extends to approximately 28.6 hectares (70.67 acres) and is shown on the Sale Plan. Access to the site is from Grange Lane to the south with additional access points through the neighbouring Highfield Estate which is currently under development.

PLANNING

The site received a Resolution to grant planning permission at the East Cambridgeshire District Council's Planning Committee Meeting on 7th February 2018 (Application Reference No: 17/00757/ESO). A Section 106 Agreement and a Design Code are being formalised.

DESIGN CODE

A draft has been prepared by the Promoter and will be made available to interested parties in draft form.

SECTION 106 AGREEMENT

A draft 106 agreement is available in the data room and details contributions required for CIL, footpaths, highways and transport, bins and the community centre.

METHOD OF SALE

The property is being offered for sale by private treaty with vacant possession. Preference will be given to unconditional offers for the whole site.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing obligations and rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and all other rights, easements, quasi-easements, and all wayleaves whether referred to in these Particulars or not. In particular.

DATA ROOM

Full details of the Planning Application together with all other technical information are available in a dedicated Data Room. Please contact the Vendor's Agents for a password to access this information.

SERVICES

A full report on all services relating to this site is contained in the Data Room.

OVERAGE CLAUSE

The property will be sold with an overage whereby the Vendors reserve the right to receive a further payment if a more valuable planning permission is obtained prior to development of the site. Prospective purchasers should indicate how much they are prepared to pay for each additional square foot of market housing in addition to their bid price.

VAT

The Vendors have opted to tax and therefore VAT will be payable in addition to the sale price.



PLANS, AREAS AND SCHEDULES

These have been prepared as accurately as possible and are based on the ordnance survey scale plan. The plans are published for identification purposes only and are believed to be correct, but their accuracy cannot be guaranteed. Please note the layout plans are subject to review and updating until finalisation.

DISPUTES

Should any dispute arise as to the boundaries or any point arising in these particulars, schedule, plan or interpretation of any of them, the question shall be referred to the selling agent whose decision acting as expert shall be final. The buyer shall be deemed to have full knowledge of all boundaries and neither the seller nor the seller's agent will be responsible for defining boundaries of the ownership thereof.

HEALTH AND SAFETY

The property is part of a working farm and therefore viewers should be careful and vigilant whilst on the property. Neither the seller nor the selling agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

SOLICITORS

Messrs Kenneth Bush, 11 New Conduit Street, King's Lynn, Norfolk, PE30 1DG, 01553 692233 (Reference: Mr J Eales)

LOCAL AUTHORITIES

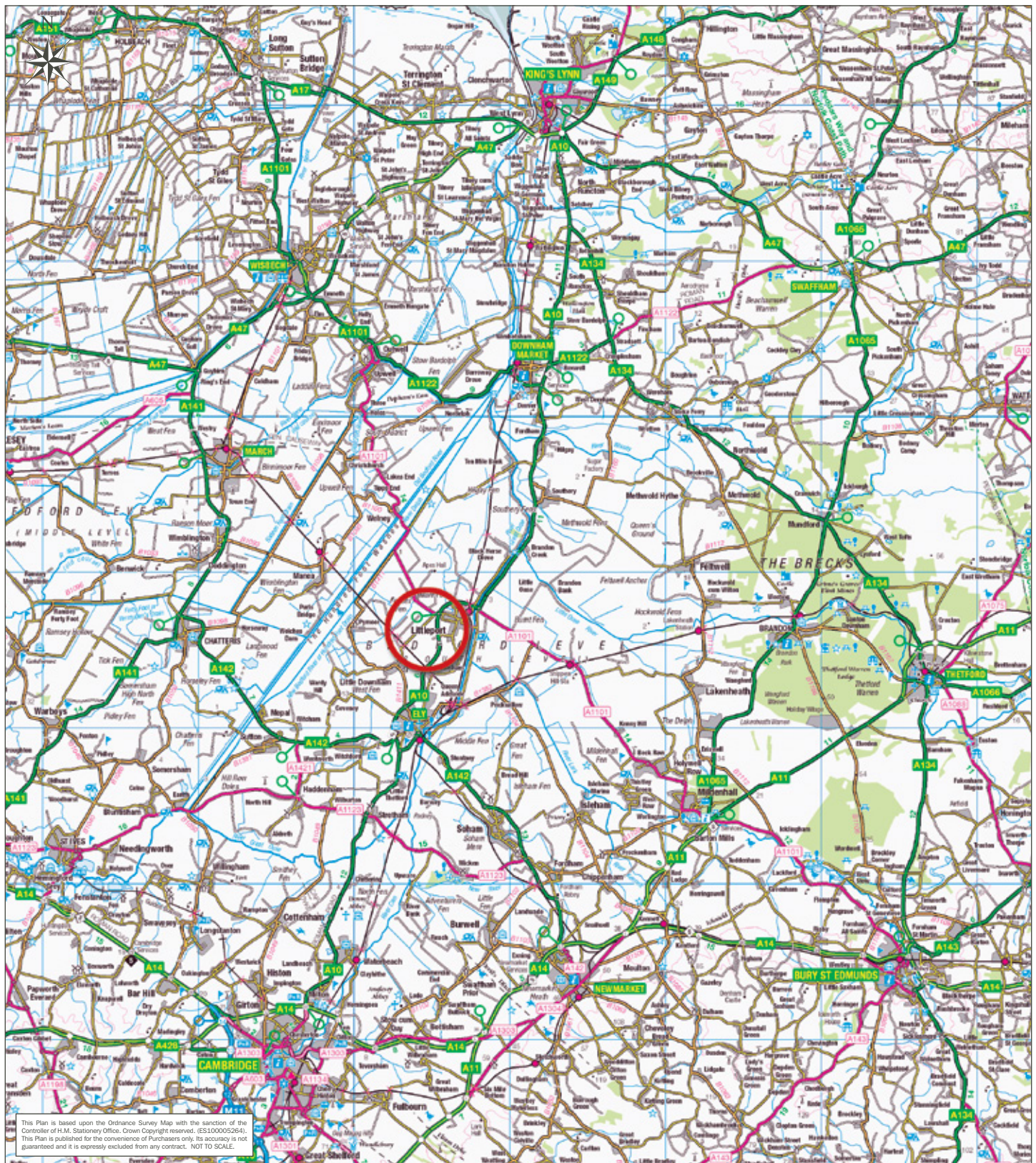
Cambridgeshire County Council
Shire Hall, Castle Hill, Cambridge, CB3 0AP
T: 0345 045 5200

East Cambridgeshire District Council
The Grange, Nutholt Lane, Ely, Cambridgeshire, CB7 4EE
T: 0345 606 6067

VIEWINGS

Strictly by appointment with the Vendors Agent.





IMPORTANT NOTICES Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. Any person inspecting the property does so entirely at their own risk. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in October 2018.