DEVELOPMENT OPPORTUNITY
LAND AT STATION ROAD, KENNETT
An opportunity to acquire a single block of brownfield land with significant development potential (Subject to Planning).

Gross Area: 1.90 acres (0.770 hectares)

Summary
- Newmarket: 5 miles
- Bury St Edmunds: 12 miles
- Cambridge: 19 miles
- Close proximity to the A14 and A11
- Walking distance (c. 0.2 miles) from Kennett Rail Station
- Direct rail link to Cambridge from 32 minutes and frequent services to Peterborough and Ipswich

(All distances are approximate)

For sale as a Whole by Private Treaty

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Introduction
The sale of approximately 1.90 acres (0.770 hectares) of Land at Kennett offers an exciting opportunity to acquire a parcel of land conveniently located close to both the A14 and A11 and within walking distance of Kennett railway station.

The Property has significant development potential and was formerly utilised in connection with plant and depot activities associated with construction aggregates.

Situation and Access
The Property is set back from the B1085 (Station Road), behind an established row of linear development and accessed via a metalled drive abutting the public highway.

The Property also benefits from a vehicular right of way along its south-eastern boundary, providing secondary access from the B1085, as shown in brown on the attached site plan.

Services and Utilities
Mains connections to services are available nearby subject to all the necessary consents.

Kennett has a number of facilities, including a primary school, pub, playing field and church. Superfast Broadband has recently become available in the village.

The village also benefits from a regular bus service, running 6 days a week.

Kennett immediately adjoins the village of Kentford, which has shops, a post office and further services in the vicinity of the Property.

Tenure
The Property is offered for sale freehold with vacant possession.

Method of Sale
The Property is to be sold by Private Treaty, with offers invited on a Subject to Planning basis.

Unconditional offers may also be considered by the Vendor.

Designations
The Property is within a ground water and surface water Nitrate Vulnerable Zone.

The eastern portion of the Property is located within Mineral Safeguarding Areas in The Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy (adopted in July 2011).

Given the Property’s previous use, interested parties should make their own enquiries in terms of contamination etc.

Registered Title
The Property is registered under Title number CB403392.

Easements, Covenants, Rights of Way
According to Cambridgeshire County Council’s Definitive Map, the Property is not subject to any Public Rights of Way.

A Deed of Grant provides a third party vehicular right of way over the metalled access drive to the owners of adjoining property.

There are a number of matters registered on the Title affecting the Property. A brief overview has not indicated that any of these will cause material detriment to the use of the Property for Residential Development.

Please note that these documents have not been reviewed in detail by the selling agents and we would encourage interested parties to make their own enquiries in this regard.

Planning
The Property is located within the boundary of East Cambridgeshire District Council and sits within the development envelope of Kennett. Initial representations have been made to East Cambridgeshire District Council with a view to making the case for residential development on the site.

The Property has an existing B2 Use Class.

The Property was submitted to East Cambridgeshire District Council in their recent Call for Sites, citing Housing as the proposed land use (Site reference: Site/14/04).

Postcode
The address and postcode for the Property is: 42 Station Road, Kennett CB8 7QD.

Boundaries
The Vendor and the Vendor’s agent will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The Purchaser(s) will have to satisfy themselves as to the ownership of any boundaries. Detailed formal identification of the boundary will be forthcoming through the legal process.

Plans, Areas and Schedules
Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The Purchaser(s) will be deemed to have satisfied themselves of the land as scheduled.

Photographs
The photographs in these particulars were taken in May and June 2016. Any fixtures, fittings or equipment shown are not necessarily included in the sale.
Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interests of Health & Safety, please ensure that you take due care when inspecting the property.

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