

LAND FOR SALE

Strategic Land on the Southern Edge of Cambridge
about 1/2 mile from Cambridge City boundary

Shelford Bottom, Babraham Road, Cambridge CB22 3AD



147.72 acres (59.78 hectares) of agricultural land and woodland for sale by private treaty with direct road access to A1307 (Babraham Road)/Hinton Way

Long term Development Potential (Subject to Planning)





Location

The land is located on the southern fringe of Cambridge, about 1/2 mile from the Cambridge City boundary and 3.25 miles from the heart of Cambridge City centre, 2.5 miles from Cambridge railway station, which gives direct access to London Kings Cross and Liverpool Street station, and 3.75 miles from the M11 (Junction 11).

The site is just south of Addenbrooke's Hospital and the Cambridge Biomedical Campus. The area is now undergoing a major expansion including the new global headquarters of Astra Zeneca and is part of the Cambridge cluster which includes the Babraham Institute, The Wellcome Trust, Sanger Institute, ARM and Microsoft Research.

Description

The land extends to 147.72 acres (59.78 hectares) in a single block.

The land benefits from road frontage on three sides together with a right of way for non-agricultural purposes across part of the track, adjoining the southern boundary.

The land is under arable production with good sized and shaped fields suitable for modern machinery. the land includes a small mature spinney. The land is generally north sloping. The soils are of the Upton 1 soil series and classified as Grade 2/3. The land is a well-drained chalky drift soil which is capable of growing high yielding arable crops. The sale offers the rare opportunity to buy a block of commercial land on the southern edge of Cambridge. The boundary ABC will be fenced by the vendor after the 2018 harvest.

The land is located outside the development boundary and within the Cambridge greenbelt. However, its position on the southern edge of Cambridge gives the land long-term development potential.

Services

No services are available to this land.

The purchaser to make their own investigations into the availability of services.

Tenure

The property is Freehold and offered with vacant possession on completion.

Basic Payment Scheme

The land is currently farmed under a Farm Business Tenancy Agreement. Notice has been served on the tenant which will provide vacant possession of the land in September 2018. Basic Payment Scheme Entitlements will be transferred to the purchaser on completion.

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Rights of Way and Easements

The property is being sold subject to and with the benefit of all rights including, rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

The land benefits from a right of way at all times and for all purposes (except for agricultural) only along part of the track adjoining the southern boundary leading from Hinton Way.

This land is sold subject to a unilateral notice in respect of the manorial rights reserved to the lord of the manor of Buristead and for the benefit of Gonville and Caius College, Cambridge.

The 4 meter easement for a foul sewer pipe along part of the western boundary of the agricultural land at Shelford Bottom adjacent to Hinton Way.

An easement for private water supply pipe across the agricultural land from Haverhill Road to Fox Hill.

Town and Country Planning

All of the land is located within the South Cambridgeshire Planning District and policies are regulated by the South Cambridgeshire District Plan 2007, adopted Development Plan documents, the Emerging Local Plan due to be adopted mid-2018, and the National Planning Policy Framework (NPPF).

All of the land being sold is situated outside the development limits of the adjoining villages and therefore policies relating to development in the open countryside will apply. The land is located within the Cambridge Greenbelt and within the area identified for landscape protection under the Countryside Enhancement Strategy (Policy CSF/5) relating to the Cambridge Southern Fringe and area south of Addenbrookes.

Guide Price

£2 million.





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General Remarks

Measurements are given in meters (accurate to 0.1 m) followed by feet and inches. Land measurements are to within 5%. Only fixtures and fittings, which are specifically identified, are included. The services, equipment, fixtures and fittings have not been tested and cannot be verified as in working order or fit for their purpose.

Local Authority

South Cambridgeshire District Council.

Postcode

CB22 3AD

Viewing

By prior appointment with the Vendor's agent Redmayne Arnold & Harris, contact Nick Harris on 01223 819315 or nharris@rah.co.uk.

Note

A Director of Redmayne Arnold & Harris Limited has an interest in the property being sold.