18, 18A-D CHESTERTON ROAD
Cambridge, CB4 3AX

Key Highlights
• Site extends to approximately 0.05 hectares (0.13 acres)
• Central Cambridge, brownfield redevelopment opportunity
• Detailed planning permission for 11 private tenure and 2 retail units
• Unconditional offers invited by 12 noon on Friday 4th September 2020
Overview

On behalf of the Landowners, Savills (UK) Ltd is pleased to offer for sale the freehold interest in 18, 18A-D Chesterton Road, Cambridge (hereafter referred to as ‘the Property’).

The Property comprises a brownfield redevelopment opportunity, extending to approximately 0.05 hectares (0.13 acres). The Property benefits from detailed planning permission for 11 private tenure and 2 retail units following the demolition of existing buildings on the site.

The method of disposal is by informal tender and the deadline for bids to be submitted is 12 noon on Friday 4th September 2020. Interviews may be held thereafter.

Offers are invited strictly on an unconditional basis. The full information pack can be found at www.savills.com/chestertonroad.

Location

The Property is located on Chesterton Road to the north of Cambridge city centre. It lies within an area locally known as Mitcham’s Corner. The area benefits from a variety of shops, restaurants and pubs within the vicinity. The Property lies 150 metres north of Jesus Green and Midsummer Common, which provides large public amenity space. There is good bus and cycling links into Cambridge City Centre, which is located approximately 1.9 km (1.2 miles) to the south.

Description

The Property extends to approximately 0.05 hectares (0.13 acres). The Property currently comprises 3 retail units (A1 use) on the street frontage, a residential apartment to the rear and a further two residential apartments located on the first floor with associated roof terraces. The Property is bound by a former public house, The Tivoli, to the west, residential units to the east, Chesterton Road to the north and a boat house and river to the south.
Planning
Our informal enquiries show that the site comes under the planning jurisdiction of Cambridge City Council (CCC).

The following planning application has been approved:

<table>
<thead>
<tr>
<th>REFERENCE</th>
<th>DESCRIPTION</th>
<th>STATUS</th>
<th>DATE</th>
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<tbody>
<tr>
<td>19/0242/FUL</td>
<td>Erection of a mixed use scheme comprising 11 flats and 2 retail units following demolition of existing buildings at 18, 18a, 18b and 18c-d Chesterton Road</td>
<td>Approved</td>
<td>15th January 2020</td>
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The Property lies within the Central Conservation Area and the restricted Central Parking Zone.

A copy of the planning application documents can be found within the information pack at www.savills.com/chestertonroad or sourced from the CCC website under the above planning reference.

Access
Access is provided directly off Chesterton Road.

Technical
A comprehensive technical information pack has been made available to all parties in the data room, which includes the following documents:

- Air Quality Assessment Report
- Arboricultural Impact Assessment
- Flood Risk Assessment
- Heritage Assessment
- Phase 1 Ground Contamination Report
- Preliminary Ecological Appraisal
- Retail Survey Report

We advise that all interested parties make themselves fully aware of the wider reports and make themselves comfortable with the content therein.
Bids
Offers are invited on strictly an unconditional basis, by 12 noon on Friday 4th September 2020. Email offers will be acceptable, addressed to ajones@savills.com

The Vendor will not be bound to accept the highest or indeed any offer and may withdraw the Property from the market at any time.

The following is to be submitted as part of any bid:

- Confirmation that the offer is unconditional
- Proof of funding
- Confirmation that a 10% non-refundable deposit will be paid on exchange of contracts
- Outline of board approval process
- Details of solicitors to be instructed
- Detailed of anticipated purchase timetable
- Detail of track record and any nearby land interests
- Purchaser to provide a legal undertaking to cover reasonable abortive legal costs

As part of the Heads of Term process, we will set out a detailed timescale for exchange and completion. This will include a series of legal meetings to ensure the timetable is achieved.

Tenure / Vacant Possession
The Property is offered freehold with vacant possession. The Property is registered under title numbers CB52305 and CB52557. A copy of the land registry and lease documentation can be found in the data room.

Properties 18C and 18D are subject to a three year lease dated 25th June 2020 at a rent of £22,140 plus VAT per annum with a six month rolling break clause from 8th January 2021.

Rights of Way
The Property will be sold subject to and with the benefit of all rights, covenants and agreements and declaration affecting the Property.

Important Notice
Savills and the vendors give notice that (i) these particulars are produced in good faith and are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intended purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; and (ii) no person in the employment of the agents, or the vendors has authority to make or give any representation or warranty whatever in relation to this property, (iii) intending purchaser seeking to rely on any survey, report assessment or statement produced for the vendors by any third party must make their own arrangements with the relevant third party.

Please be aware that all plans are subject to the purchaser’s surveys and due diligence.

Residential Development Sales
We would like to recommend to you our Residential Development Sales services. We have a specialist team based in Cambridge who can offer multifaceted advice on new homes. Toby and his team are enthusiastic to offer early-stage pricing and consultancy to ensure your scheme is market facing. They would be delighted to speak to you, please contact Toby Greenhow on tgreenhow@savills.com or 01223 347234.

Further Information
The full information pack can be found in the data room at www.savills.com/chestertonroad.