Key Highlights

- Consented residential development opportunity for 18 dwellings with 4 affordable (2 social rent and 2 shared ownership)
- The wider site extends to 1.8 hectares (4.45 acres)
- The Property offered for sale extends to 0.88 hectares (2.17 acres)
- Located on Soham’s northern fringe
- Inviting offers by way of informal tender
- Offers invited by 12 noon on 28th February 2020
- Resolution to grant outline planning permission
**Introduction**

On behalf Frontier Estates (Ten) Limited, Savills (UK) Ltd (‘Savills’) is pleased to offer for sale the freehold interest in the Land East Of the Shade, Soham, Cambridgeshire (hereafter referred to as ‘the Property’).

The Property is located to the east of The Shade, to the north of the village of Soham, Cambridgeshire. The Property comprises a broadly rectangular area of open grassland land and extends to approximately 0.88 hectares (2.17 acres).

The Property is offered for sale on an unconditional. The method of disposal is by informal tender and the deadline for bids to be submitted is 12 noon on 28th February 2020. Interviews may be held thereafter. Preference will be given to clean bids and/or to parties who can clearly demonstrate they have undertaken detailed due diligence on the redevelopment prospects of the Property.

The full information pack is available at request. Please send email address, name and company to:

Jonathan Martin
Assistant Paralegal
for Pinsent Masons LLP
D: +44 113 368 7624
jonathan.martin@pinsentmasons.com

**Location**

The Property is located on the northern fringe of the market town of Soham, in East Cambridgeshire. Soham is located approximately 8.8 km (5.5 miles) south east of Ely, 11 km (7 miles) north of Newmarket and 20.7 km (12.9 miles) north east of Cambridge. Soham is located on the A142 between Ely to the northwest and Newmarket to the southeast. The nearest Railway Station to Soham is Ely, 8.5 km (5.3 miles) north west of the town. Soham is served by a hourly bus service which links Cambridge, Newmarket and Ely. The town has a range of services which include a church, bakers, Co-op supermarket, newsagents, hairdresser and chemist. Soham has a range of schools, including Soham Village College, and three primary schools; St Andrew’s Primary School, The Shade Primary School and The Weatheralls Primary School. According to the 2011 Census, Soham has an estimated population of 10,860.

The property is bound to the north by existing residential property and open fields, to the east by Northfield Business Park, to the south by an open field and to the west by The Shade. The Property takes access via The Shade, which provides the main thoroughfare through Soham as it merges with Townsend to the south. Approximately 300m to the north The Shade merges with the A142 which provides connectivity northbound to Chatteris and southbound to Newmarket.

**Description**

The Property comprises 2.17 acres of land for residential development with associated amenity space, it forms the western half of a mixed use planning permission planning permission. Indicated on the layout plan above by the yellow line.

The approved plans comprise 2 x three bed detached, 10 eastern three bed semi-detached and 6 x 2 bed semi-detached dwellings, a full accommodation schedule is included in the information pack. The open space on the eastern edge of the site comprises 0.84 acres and will be required for handover to the local authority at a date determined by the Section 106.

Access and services will be provided to the Property boundary. Full rights of access will be provided throughout construction. Details on capacities and connection points are provided in the information pack. Timescales will be discussed with the party.

**Planning**

The Property falls within the planning jurisdiction of East Cambridgeshire District Council (ECDC). The statutory plan covering planning policy and development control for the area is set out in the East Cambridgeshire Local Plan (April 2015). A new plan was in preparation but ECDC withdrew the emerging plan in February 2019, citing differences of opinion with the inspector’s modifications, as such the April 2015 plan remains in place.

The relevant planning application is (19/00771/FUM) which achieved a resolution to grant outline planning permission at committee on the 8th of January 2020. The application comprises a 70 bed care home (C2), a children’s nursery (D1) and 18 residential dwellings 4 affordable (2 social rent and 2 shared ownership) with associated access, car and cycle parking, structural landscaping and amenity space provision.

The section 106 agreement is in the process of being agreed with the council and will be provided to parties in due course. Parties are to bid gross of any Section 106 contributions.

We understand the section 106 will comprise payments of:

- Education contribution - £87,827
- Library contribution - £2,701
- Financial contributions towards The Commons - £1,818
- Wheelie Bin Contribution £774

We understand a further contribution relating to the maintenance and transfer of the Open Space, SuDs and attenuation fence, although this amount is yet to be determined.
Additional information
Further information - surveys and documents are included within the Information Pack. Interested parties must undertake and rely on their own planning and technical due diligence. The care home and children’s nursery are being disposed of separately.

Tenure / Vacant Possession
The vendor has agreed a subject to planning sale with the freehold owner and thereby has the required authority to sanction a sale.

Rights – Covenants, Agreements & Declarations
The land will be sold subject to and with the benefits of all rights, covenants and agreements and declarations affecting the Property.

Tenure / Vacant Possession
The Property will be available freehold with vacant possession on completion.

Viewings
We strongly recommend parties view the Property, strictly by appointment only. A viewing day will be arranged for interested parties to inspect the Property. Viewings are to be undertaken strictly from the adopted highway only and that all on-site viewings must be accompanied and arranged through Savills Cambridge.

We stress that care should be taken on site and neither Savills nor the landowner accept responsibility for injury or accident at the Property.

Method of sale
The Property is offered for sale on an unconditional basis. Subject to reserved matters planning offers are also invited.

The method of disposal is by informal tender and the deadline for bids to be submitted is 28th February 2020. Offers are to be e-mailed to ajones@savills.com for the attention of Abigail Jones, clearly marked “The Shade, Soham”.

Interviews may be held therefore. Preference will be given to clean bids and/or to parties who can clearly demonstrate they have undertaken detailed due diligence on the redevelopment prospects of the Property.

Our client will not be bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

Bid Submission
• The following criteria are required as part of any offer:
  • Confirmation if the purchase price is unconditional or conditional;
  • If subject to planning;
  • Details of the planning strategy;
  • Anticipated planning timescales;
  • Design work including feasibility studies.
  • Any further conditions attached to the offer.
  • Confirmation of additional due diligence to be undertaken prior to exchange;
  • Proof of funding;
  • Case studies of similar projects and within East Cambridgeshire
  • Details of planning and/or sales overage offer;
  • Confirmation the offers are gross of Section 106.

VAT
VAT will be charged on the sale of 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.

Contact
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