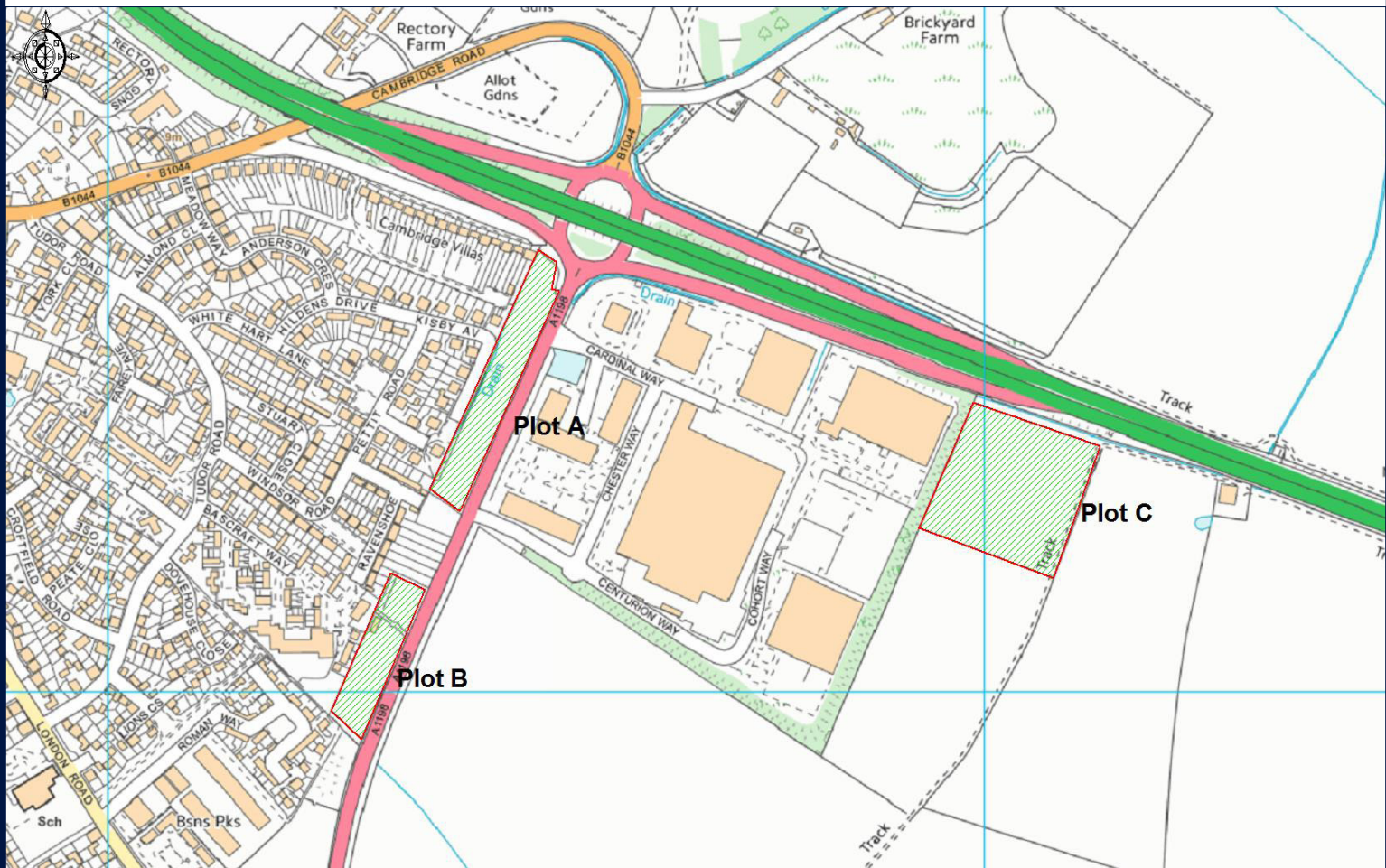


# Strategic Commercial Land (For Sale) Godmanchester, Huntingdon



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- Strategically located employment land just off A14
- Commercial plot of land suitable to accommodate B1 use
- Forms part of a large residential led, mixed use scheme
- Offers frontage to the A14

**Unex House**  
132-134 Hills Road  
Cambridge CB2 8PA

**+44 (0) 1223 347 000**

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- KEY**
- Application area
  - Residential dwellings with private rear gardens
  - Employment with parking, circulation and landscaping
  - Local centre with retail parking, circulation, landscaping. The facilities will include a 'bring site' recycling facility. Flexible outdoor space could be used for community events and stalls
  - Primary school and grounds
  - Local play area (LEAP)
  - Neighbourhood play area (NEAP)
  - Allotments
  - Outdoor sports provision with potential changing facilities and parking
  - Strategic green corridors of public open space with footpaths and cycle paths, landscape planting and swales
  - Woodland planting, clearings and footpaths through subtly raised landform
  - Vehicle access
  - Main vehicular route through the site
  - Tertiary roads, mews and shared surface lanes
  - Footpaths and cycle paths
  - Bus stops within a 400m of all parts of the site
  - Bus only link through Kisby Avenue
  - Signalised pedestrian crossings
  - Cycle and pedestrian path alongside the A1198
  - Potential pedestrian access to Roman Road and London Road
  - Pedestrian and cycle link through Kisby Avenue with connections to the National Cycle Network
  - Pedestrian and cycle link through Cambridge Villas with connections to the National Cycle Network
  - SUDS canal feature alongside the A1198 will direct pedestrians to signalised crossings on the A1198
  - SUDS attenuation feature - wetland meadow/ attenuation ponds/ swales
  - A1198 modified to slow traffic speeds from 60mph to 30mph
  - Dry attenuation feature
  - New and existing tree and hedge planting
  - 12m corridor for agricultural machinery
  - Ecological Mitigation - wildflower meadow with scrub margin

CLIENT: The Fairfield Partnership  
 PROJECT: Bearscroft  
 TITLE: Illustrative Masterplan  
 SCALE: A1 @ 1:1250 @ A0  
 DATE: December 2012  
 41013/22 P

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## Location

The site is located on the east edge of the village of Godmanchester, south of the A14 in Huntingdonshire. It fronts the A14 and lies immediately east of the Cardinal Distribution Park and north of the Roman Fields Development.

Cambridge is located approximately 16 miles to the south east, Huntingdon a mile north west, Peterborough 25 miles north west and Bedford 22 miles south west.

## Description

Plot C – Employment Land east of the A1198, East of the existing Employment Land (Cardinal Distribution Park), at the North East corner of the overall site measuring approximately 2.891 ha (7.14 acres).

The surrounding land is to be developed for 753 dwellings. David Wilson Homes (DWH) have acquired the residential element of the site and will be building this out over the course of the next 5 plus years.

## Access / Services

Access is through the new residential estate, directly from the A1198. The residential element of the larger site was sold to David Wilson Homes (DWH) in July 2014.

## Planning

The Plot currently has outline consent for B1 (Offices, Research and Development and light Industrial).

Further details can be found under Planning reference number: 1200685OUT on the Huntingdonshire District Council website.

## Proposal

Offers are invited for the freehold interests.

## Legal Costs

Each party to bear their own legal costs involved in any transaction.



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## Further Information

For further information, please contact Savills:

**Ben Rudd**  
01223 347003  
brudd@savills.com

**Lucy Muir**  
01223 347058  
lucy.muir@savills.com

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