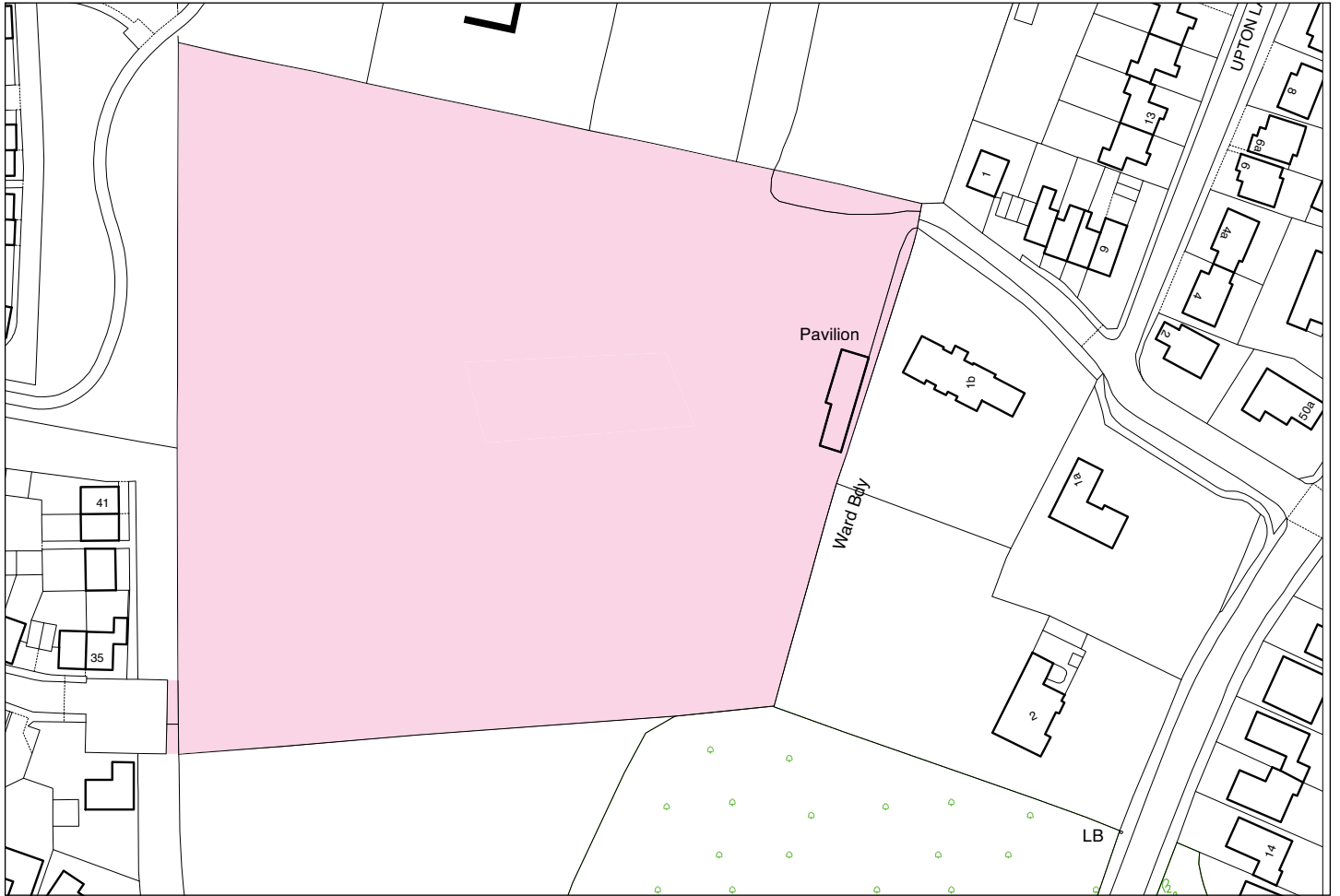


01284 731450

robert.fairey@brown-co.com



## **SITE AT UPTON LANE, LITTLEPORT, CAMBRIDGESHIRE. CB6 1HE**

Land with a Resolution to grant Planning Permission for 63 dwellings including 19 affordable dwellings

2.1 hectares (5.18 acres)

For Sale by Informal Tender

Offers to be submitted by 12 noon on Thursday 21st April 2016.



### **White Lodge Farm**

Walgrave  
Northampton  
NN6 9PY  
www.manoroakhomes.co.uk

### **Vendors Agent**

Brown & Co  
Angel Corner  
8 Angel Hill  
Bury St Edmunds  
Suffolk IP33 1UZ  
T: 01284 731450  
E: robert.fairey@brown-co.com

## INTRODUCTION

This residential development site is located in the middle of Littleport, close to the town centre. The site is well positioned for good access to the A10 Cambridge to King's Lynn road and the local shops and services in Littleport. Littleport lies approximately 22 miles north of Cambridge and the A14, 13 miles south of Downham Market and 25 miles south of King's Lynn. There are main line train services from Littleport direct to London King's Cross, approx 90 minutes travel time.

## DESCRIPTION

The development site extends to approximately 2.1 hectares (5.18 acres) and is shown on the Sale Plan. Access to the site is through the neighbouring Highfield Estate to the west over The Furrow. Upton Lane, which connects to Ely Road to the east, can only be used for construction traffic, pedestrian and emergency access..

## PLANNING

The site has recently received a resolution to grant outline planning permission for the residential development of up to 63 dwellings including 19 affordable dwellings, access, car parking, open space, landscaping etc as per East Cambridgeshire District Council's application ref no: 15/01012/OUM. A section 106 Agreement is being formalised.

## SCHEDULE OF HOUSE AREAS

LITTLEPORT SCHEDULE OF SQ FT				
TYPE	NO	SF FT	M <sup>2</sup>	TOTAL
Market Housing				
1b Flat	2	560	52	1120
2b House	10	717	66.6	7170
3b House	9	871	80.6	7839
3b House	5	988	91.8	4940
3b House	3	1238	115	3714
4b House	3	1324	123	3972
4b House	1	1292	120	1292
4b House	1	1418	131.7	1418
4b House	6	1547	143.7	9282
5b House	4	2400	223	9600
Sub Total	44			50347
Affordable				
1b Flat	2	500	46.5	1000
2b House	10	618	57.4	6180
3b House	5	805	74.8	4025
4b House	2	919	85.4	1838
Sub Total	19			13043
<b>TOTALS</b>	<b>63</b>			<b>63390</b>
ACRES				
Total site area		5.3		
POS		0.7		
Net Developable		4.6		
Sq ft per net acre		13780		
Dwellings per net acre		14		

## METHOD OF SALE

The property is For Sale by Informal Tender and offers should be made in writing only and submitted to the Vendors Agent by 12 noon on Friday 22nd April 2016. Envelopes should be clearly marked 'Littleport Offer'. Offers by email will be accepted.

Unconditional offers should be made in pounds sterling and no reference should be made to other offers. The offers should contain the following:-

1. Details of the Purchaser's Solicitor.
2. A letter of confirmation from a Bank or Financial Advisor confirming that sufficient Funds are available to exchange contracts on the purchase 28 days after receipt of the draft contract with completion one month thereafter.
3. Confirmation that Main Board approval has been given.

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing obligations and rights, including rights of way whether public or private, light support, drainage, water and electricity supplies and all other rights and obligations whether referred to in these Particulars or not. The following should be noted:-

1. The Vendors will retain rights for access and for laying and connecting to services across or under the land being sold to benefit their families retained land to the south. The Vendors will require an adopted road to be built up to this boundary for their use in future.

## DATA ROOM

Full details of the Planning Permission together with all other technical information are available in a dedicated Data Room at [www.manoroakhomes.co.uk](http://www.manoroakhomes.co.uk). Please contact the Vendor's Agents for a password to access this information.

## SERVICES

A full report on all services relating to this site is contained in the Data Room,

## OVERAGE

The property will be sold with an overage whereby the Vendors reserve the right to receive a further payment if a more valuable planning permission is obtained prior to development of the site. Prospective purchasers should indicate how much they are prepared to pay for each additional square foot of market housing, in addition to their bid price.

## VAT

The Vendors have opted to tax and therefore VAT will be payable in addition to the sale price.

## LOCAL AUTHORITIES

### Cambridgeshire County Council

Shire Hall, Castle Hill, Cambridge, CB3 0AP

T: 0345 045 5200

### East Cambridgeshire District Council

The Grange, Nutholt Lane, Ely, Cambridgeshire, CB7 4EE

T: 01353 665555

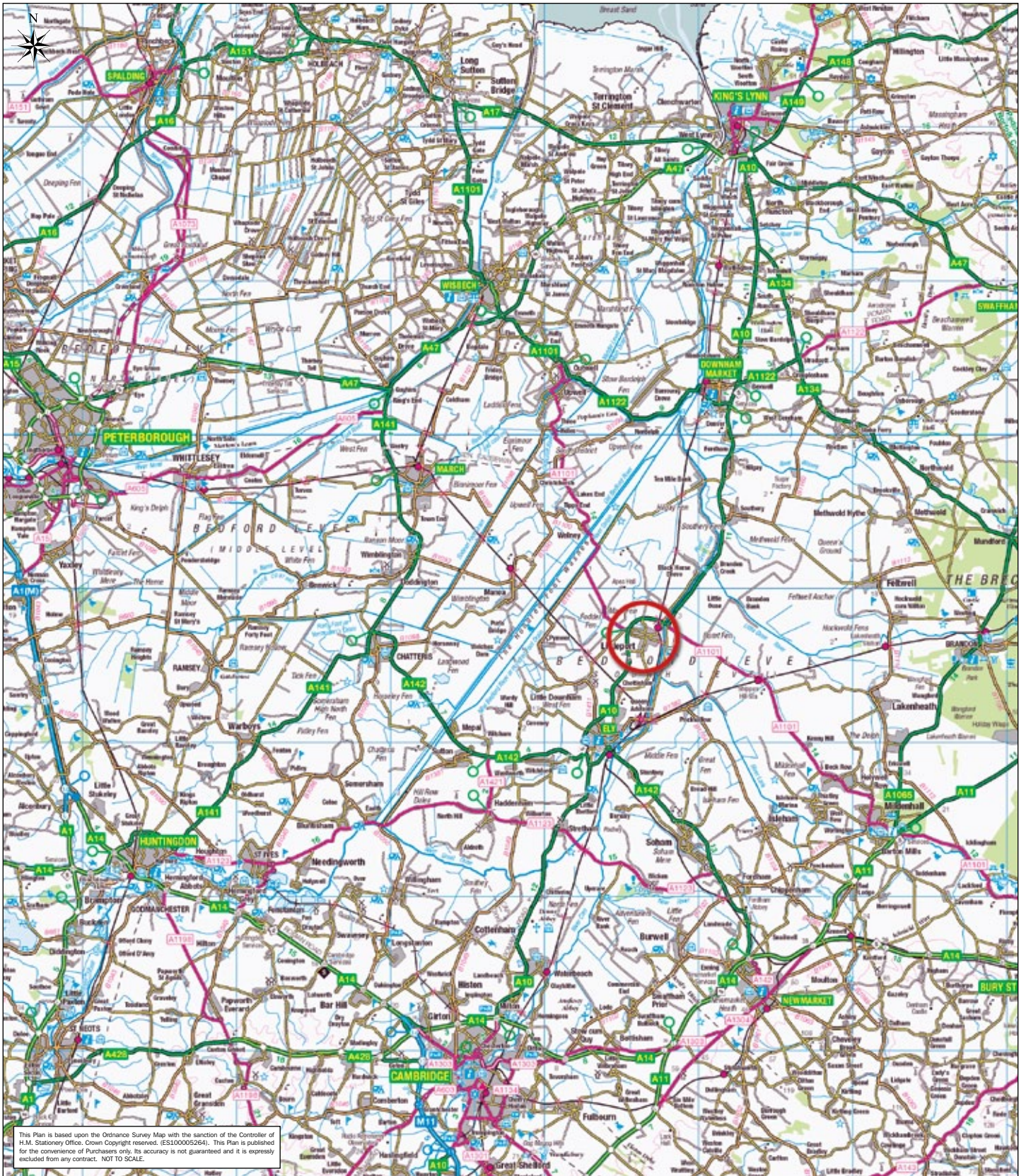
## VIEWING

Strictly by appointment with the Vendors Agent.

- Revisions:**
- Rev A: Access points to site amended, housing mix revised 19/01/15
  - Rev B: Main access point devolved 08/04/15
  - Rev C: SB houses omitted, mix adjusted footpaths revised 16/04/15
  - Rev D: Deletion basin added and mix increased from 57 to 63 08/05/15
  - Rev E: Changes to footpath widths 20/06/15
  - Rev F: Foot protection added 02/08/15
  - Rev G: Road protection line revised & pits 26.30.37.38.43 & 47 relocated 05/08/15
  - Rev H: Access road to pits 25/26 revised, affordable housing revised and diversion basin omitted 03/09/15
  - Rev J: Layout for units 36-47 revised 07/09/15
  - Rev K: Turning head increased in size 10/09/15
  - Rev L: Feature tree relocated 10/09/15
  - Rev M: Pits 29 & 32 revised 17/09/15

Lot No.	Area	Bed	Bath	Gar	Car	Max. Total Floor Area, No.
001	48x14	2/2	1	0	0	108
002	48x14	2/2	1	0	0	108
003	48x14	2/2	1	0	0	108
004	48x14	2/2	1	0	0	108
005	48x14	2/2	1	0	0	108
006	48x14	2/2	1	0	0	108
007	48x14	2/2	1	0	0	108
008	48x14	2/2	1	0	0	108
009	48x14	2/2	1	0	0	108
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040-041	48x14	2/2	1	0	0	108
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044-045	48x14	2/2	1	0	0	108
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208	48x14	2/2	1	0	0	108
209	48x14	2/2	1	0	0	108
210	48x14	2/2	1	0	0	108
211	48x14					





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