

# COMMERCIAL DEVELOPMENT LAND – FOR SALE



Reach Road, Burwell, Cambridgeshire, CB25 0GH

5.50 Acres  
2.22 Hectares

**Carter Jonas**

## Key Highlights

- Allocated for employment uses
- Suitable for B2, B8 and Class E uses
- Located adjacent to established industrial estate
- 7 Minutes from the A14



## Location

The site is located in Burwell, a strategically placed village in Cambridgeshire lying between Cambridge and Newmarket, providing a strong base for local and regional operations.

The site is situated just 7-minute drive (3.1 miles) from junction 37 of the A14 providing excellent connections to Cambridge (12 miles) Newmarket (5.4 miles) and Bury St Edmunds (18 miles). Access is provided to the wider national road network via the A1, M11 and M25.

## Description

The plot is broadly triangular in shape and extends to approximately 5.50 acres with a generally level topography. Historic planning permissions granted the provision of new bell mouth access point directly onto Reach Road.

We believe that standard utilities are available to the site. Further details pertaining to overhead lines and flood zone information are available upon request.

## Price

Inviting offers for the freehold on an unconditional basis guiding £1,800,000

## Plot Size

5.50 acres (2.22 hectares) – Sale of part considered

## Terms

Sale of the freehold contained within Title No. CB282598

## Viewing

Strictly by appointment with the sole agents Carter Jonas

## VAT

We understand VAT is payable on the purchase price.

## Planning Use

The site has previously benefitted from outline planning permission for 5,700 sq m (61,354 sq ft) of B1 Use (office, research and light industrial) under planning reference 17/01094/OUTM - These planning permission have since lapsed.

## Planning Requirements

For any subsequent planning variations / new applications to have the best chance of success the below considerations are required:

Policy BUR 2: Employment allocation, land at Reach Road

- Employment development (B1/B2) on land at Reach Road.
- Provide safe and secure vehicular access to the site from Reach Road.
- Have particular regard to the scale, height, design and massing of buildings and landscaping, in order to minimise visual impact on the surrounding countryside.
- Take into account the existing electricity pylons and overhead cables when considering the layout of the development.
- Provide landscaping along the boundaries with adjoining agricultural land and retain existing hedgerows and trees.
- Demonstrate that any flood risks on the site can be adequately mitigated; and
- Comply with other policies of the Local Plan

Interested parties are advised to make their own enquiries.

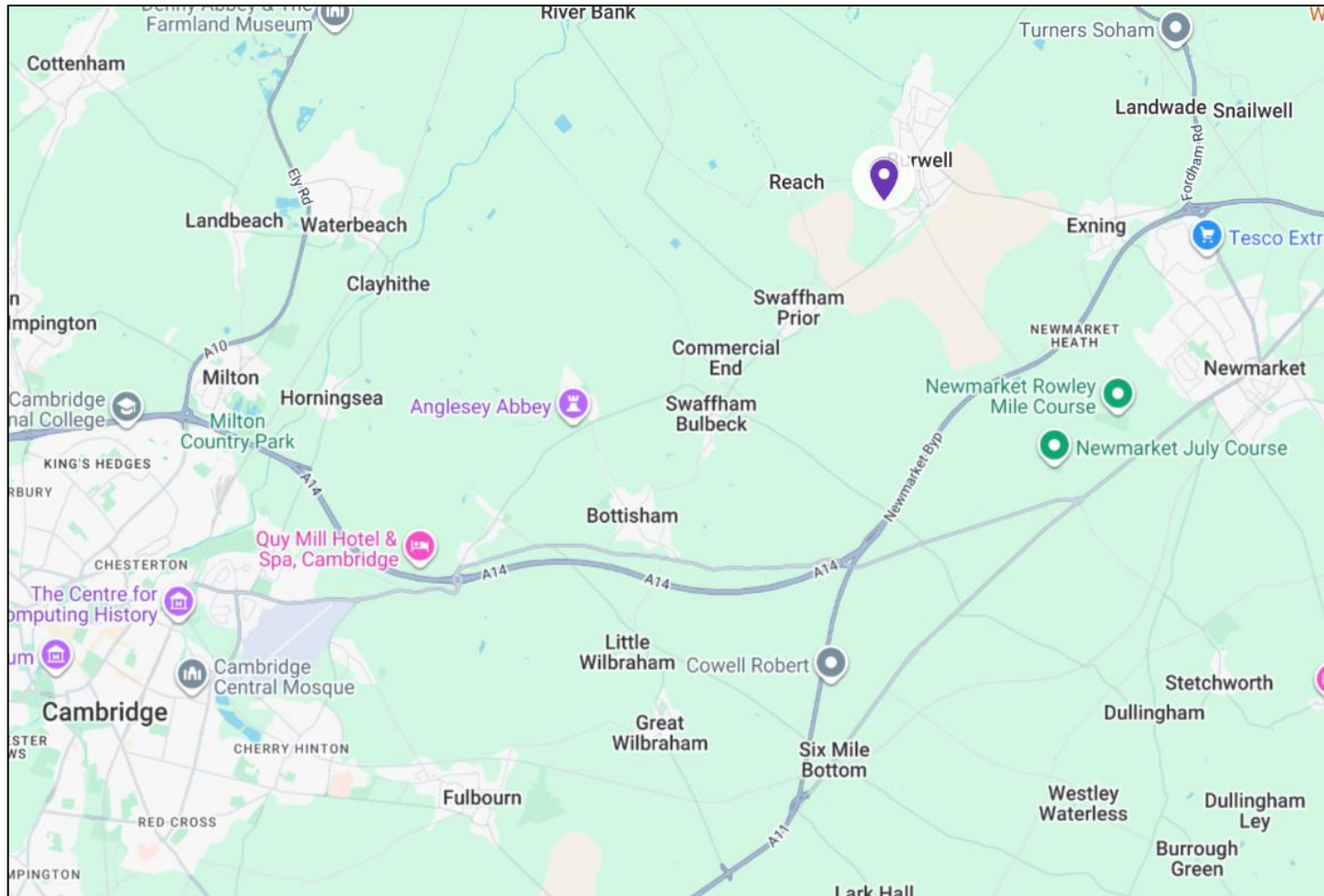
## Legal Costs

Each party to be responsible for the payment of their own legal costs.

## Anti-Money Laundering

In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

## Location Map



### IMPORTANT INFORMATION

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