

# EMPLOYMENT LAND - FOR SALE

REACH ROAD  
BURWELL  
CAMBRIDGESHIRE  
CB25 0GH

## **5.50 acres (2.22 hectares )**

- Allocated for employment uses
- Suitable for B2, B8 and Class E uses
- Located adjacent to established Industrial Estate
- 9 minutes from the A14
- Price on application



**Carter Jonas**

## LOCATION

The site is situated in Burwell which is a village and civil parish in Cambridgeshire located 12 miles north-east of Cambridge and five miles north-west of Newmarket. It is situated near the A14 which gives strong links to the north and south via the A1.

Location	Avg Travel Time
A14	9 mins
M11	20 mins
A1	34 mins
M25	1 hour 5 mins
Newmarket	12 mins
Ely	22 mins
Cambridge	22 mins
Felixstowe	1 hour 5 mins
Stansted Airport	40 mins

Burwell is near the M11 which gives good travel access to London and the M25. The property is equally distanced approximately 12 miles from Waterbeach and Cambridge train station which both offer direct train services to London Kings Cross, travel time is circa one hour.

## DESCRIPTION

The site is a level 5.50 acres with no current access points. Access will need to be made from Reach Road. The site has a low level overhead lines running through the site.

Circa 10% of the site sits within flood zone 3 but with the remaining in flood zone 1.

Standard utilities available on site, please contact the agent for more information.

## ACCOMMODATION

5.50 acres (2.22 hectares) - sale of part considered

## PRICE

Price on application. Subject to planning offers considered.

## TERMS

Sale of the freehold under title CB282598.

## 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.

## VIEWING

Strictly by appointment with agents

## PLANNING

The site had planning permission for 5,700 sq m of B1 Use Class Space under planning reference 17/01094/OUM, this planning permission has now lapsed.

## EMPLOYMENT ALLOCATION

Policy BUR 2: Employment allocation, land at Reach Road

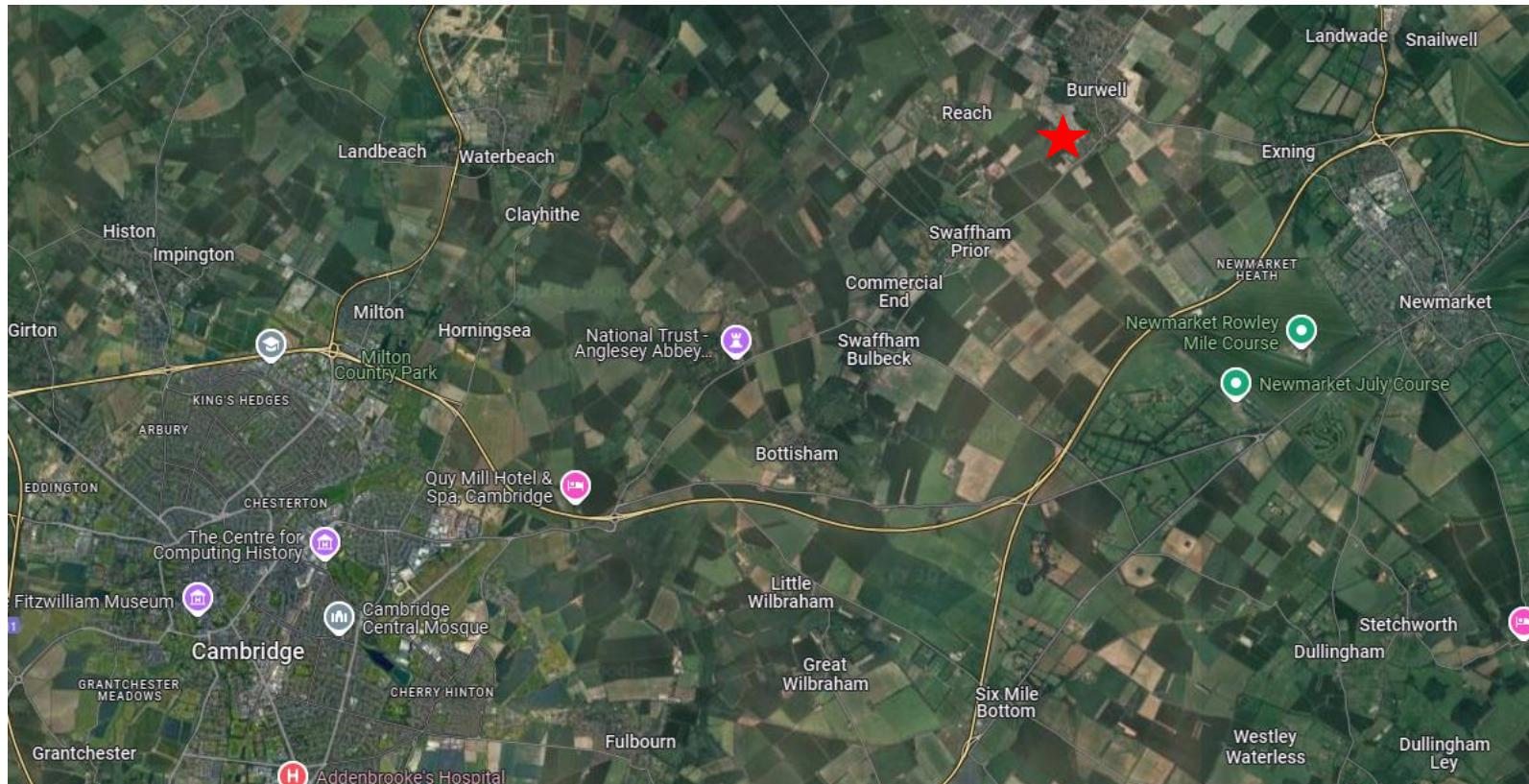
- Employment development (B1/B2) on land at Reach Road.
- Provide safe and secure vehicular access to the site from Reach Road.
- Ensure there is sufficient capacity at the Reach Road/B1102 junction for the additional traffic flows generated by development at this site.
- Have particular regard to the 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 the flood risk 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.



# Carter Jonas

## LOCATION MAP



Source: Google Maps (2024)

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations, warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us. April 2025

### CONTACT

Charles Clark  
07780 667063 / 01223 326828  
Charles.Clark@CarterJonas.co.uk

James Morton  
07977 705386 / 01223 558037  
James.Morton@CarterJonas.co.uk

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)



# Carter Jonas