



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land South Of 116-122 New Road, Chatteris, Cambridgeshire
For sale by informal tender

Carter Jonas

AN OPPORTUNITY TO ACQUIRE A RESIDENTIAL DEVELOPMENT SITE IN A DESIRABLE CAMBRIDGESHIRE LOCATION.

THE SITE IS LOCATED IN CHATTERIS, APPROXIMATELY 12 MILES NORTH-WEST OF ELY, AND BENEFITS FROM OUTLINE PLANNING PERMISSION FOR 20 DWELLINGS.

OVERVIEW

- Unconditional offers preferred
- Outline permission for 20 dwellings
- Sought-after market town location
- Full information pack available on request

LOCATION

The site is situated at the eastern end of New Road and is separated from Isle of Ely Way by an adjoining field. Chatteris is conveniently located approximately 12 miles from Ely, 24 miles from Cambridge and 19 miles from Peterborough. The town offers a blend of traditional architecture, including Grade II listed houses, and modern family homes.

Chatteris benefits from a range of local amenities including 2 primary schools, a nursery, a community college, 2 supermarkets, a post office, pubs, a leisure centre, community centres, a pharmacist and surgery amongst other facilities. Chatteris also enjoys excellent access to countryside walks, with a network of footpaths and bridleways offering scenic routes through the surrounding farmland and woodland.

Chatteris is in close proximity to three railway stations. Manea railway station is approximately 7.2 miles away which has lines to Ipswich, Peterborough, Birmingham, Colchester and Stanstead.

March railway station is approximately 8.5 miles from the site which has lines to Ipswich, Stanstead, Birmingham, Colchester, Norwich and Sheffield. Ely station is approximately 12.4 miles away which runs services to Cambridge, Kings Lynn, Birmingham, Liverpool, London Kings Cross, Norwich, Stanstead and Peterborough.

New Road joins the A142 and then A141, providing access to the wider national road network.

DESCRIPTION

The site comprises approximately 0.94 hectares (2.32 acres) of land, bounded by New Road to the north, a paddock, tree belt and the A142 bypass to the east, a grazing paddock to the south and the existing residential development to the west.

There is a gentle gradient across the site with an approximately 400mm cross fall from north to south and a 250mm fall from the east to west.

The property is situated around 0.9 miles to the east of Chatteris village centre and directly joins the eastern edge of the settlement.

Access to the site is via New Road, a relatively quiet B-road off the A142.

There is some existing planting around the properties to The Pastures. There are also occasional trees located on the eastern boundary and a conifer hedge to the boundary with The Pastures.

PLANNING

Outline planning permission for 20 dwellings was granted on 17th March 2026 (ref: F/YR24/0468/O) with all matters reserved apart from access.

The planning permission is subject to a Section 106 affordable housing obligation. Although Fenland Local Plan Policy LP5 seeks 25% affordable housing (equivalent to 5 dwellings), the Council's viability evidence acknowledges that 20% affordable housing is often the maximum deliverable level and the application appears to have been negotiated on that basis. Accordingly, the affordable housing requirement is understood to equate to 4 dwellings (20%). The Section 106 prioritises on-site delivery through a Registered Provider, with provision for a financial contribution in lieu of on-site delivery should an affordable housing provider not be secured.

Further reserved matters applications will be required in relation to:

- the layout of the site;
- scale of the building(s);
- external appearance of the building(s);
- landscaping.

Further information on planning can be found in the information pack, available on request.

BIODIVERSITY NET GAIN (BNG)

The planning permission is subject to Biodiversity Net Gain (BNG) requirements. A Biodiversity Gain Plan must be approved by Fenland District Council prior to commencement of development.

The following units are required:

- Grassland medium or higher – 1.28 units
- Heathland & Shrub medium or higher – 1.52 units
- Lake medium or higher – 0.24 units
- Individual Trees medium or higher – 0.52 units
- Total – 3.56 units

Should you require any information regarding Biodiversity Net Gain (BNG), and the acquisition of off-site BNG units, please contact:

David Alborough on 07824 590874 and David. Alborough@carterjonas.co.uk

TENURE

The freehold of the site will be sold with vacant possession on completion.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

There are no public rights of way crossing the site.

SERVICES

Interested parties are advised to make their own enquiries regarding services capacities and connections.

INFORMATION PACK

An information pack containing further detail on planning and technical matters is available on request.

METHOD OF SALE

The property is offered for sale by way of informal tender.

Bids should be submitted no later than Wednesday 2nd September 2026.

All tenders should be sent by email to: Dominic Bryant
Dominic.bryant@carterjonas.co.uk

Whilst the intention is not to be unduly prescriptive at this stage, we would ask you to address the following points in order for your proposal to be properly considered:

- The identity of the purchaser;
- The level of financial offer including the level of deposit to be paid on exchange;
- Proof of funding;
- Due diligence undertaken;

- Timeframe to exchange and completion;
- Details of the solicitor you will be using for this transaction;
- Confirmation of the level of approval that has been granted on submission of the offer, and details of the further approvals required to proceed with the purchase.

The Landowner reserves the right not to accept the highest, or indeed, any offer.

VIEWINGS

The site may be viewed from publicly accessible highways and surrounding areas. Access onto the site is strictly by prior appointment only.

VALUE ADDED TAX

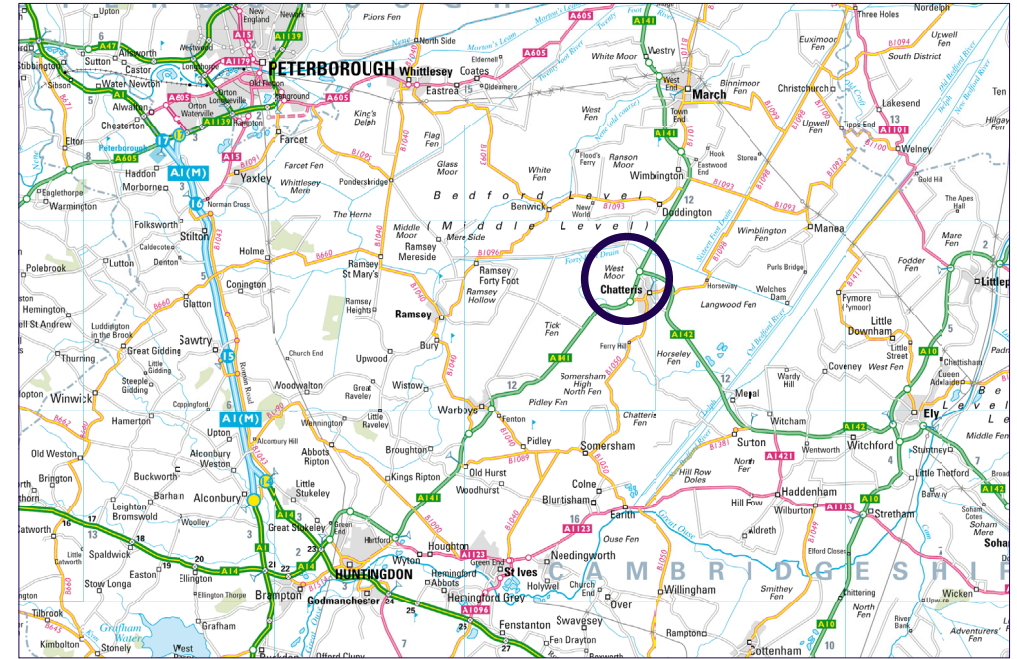
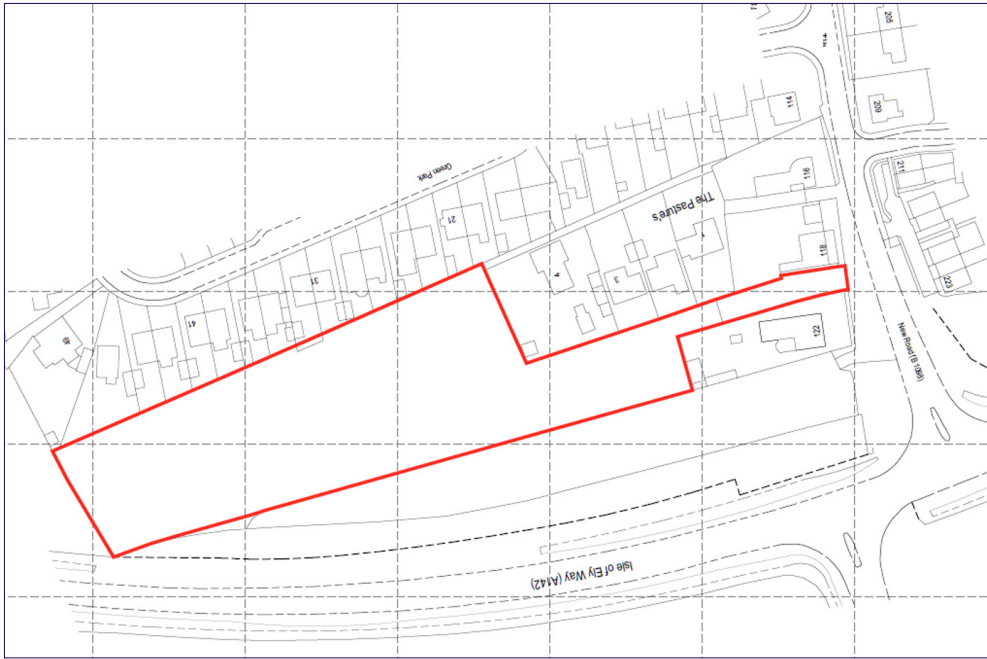
It is understood that the vendor has elected VAT on the sale of the land. Interested parties should seek their own tax advice and prepare offers accordingly.

NEW HOMES

For information regarding New Homes sales value, please contact:

Jason Capel on 07973 679823 and Jason.
capel@carterjonas.co.uk





DOMINIC BRYANT
dominic.bryant@carterjonas.co.uk
07393 269450

MEGAN JEACOCK
megan.jeacock@carterjonas.co.uk
07773 083597

CARTER JONAS CAMBRIDGE
One Station Square,
Cambridge
CB1 2GA

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.

Carter Jonas