



## RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND AT MOORFIELD ROAD, WHITTFORD, CAMBRIDGESHIRE, CB22 4AG  
For Sale by Informal Tender

**CHEFFINS**

Carter Jonas

## THE OPPORTUNITY

This vacant site is offered for sale by way of a conditional contract subject to planning.

## LOCATION

The property is situated in Whittlesford which is approximately 8.5 miles south of Cambridge.

Whittlesford is a popular village and offers a range of amenities including a shop, public houses, and a train station. The larger village of Sawston is located approximately 2 miles to the northeast and benefits from a wider range of shops and amenities.

The approach to the development will be through Knight's Orchard which has direct access on to Station Road and is bordered to the south by the A505. Junction 10 of the M11 motorway is approximately 1.3 miles to the west of the site whilst the A11 is some 2.7 miles to the east.

The site is located within half a mile of Whittlesford Parkway Railway Station which operates frequent services into Cambridge in 11 minutes and London Liverpool Street in 1 hour. London Stansted Airport is just over 21 miles away via the M11 motorway.

## DESCRIPTION

The site is broadly rectangular in shape and extends to approximately 0.4 acres (0.16 hectares) and currently comprises amenity land.

The existing site access is currently from Moorfield Road however, this will be replaced by access through Knights Orchard once development takes place.



## PLANNING

A planning application (ref: S/4751/18/FL) for 8 dwellings was refused by South Cambridgeshire District Council on 11 February 2019. A resubmission of the application was withdrawn on 15 October 2019.

A planning application (ref: 22/02230/FUL) for 6 dwellings was refused in December 2022. The reasons cited for the refusal were: (1) a lack of car parking integration into the development resulting in a car dominated landscape; (2) the proposed close proximity and scale of the dwelling at plot 5 would have a significant adverse impact on account of overbearing and loss of light impacts upon plot 6's amenity space; (3) the application failed to demonstrate that the noise impacts resulting from the A505 upon future occupiers could be adequately and appropriately mitigated to prevent the identified harm.

## TENURE

The property is registered with Land Registry under title number CB216448. The Freehold of the property will be sold with vacant possession on completion.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The site is sold subject to all wayleaves, easements, covenants, and rights of way whether or not disclosed in the Report on Title.

## SERVICES

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

## VAT

The property has not been elected for VAT.

## METHOD OF SALE

The property is offered for sale by way of Informal Tender.

## OFFERS

Offers are invited on a Subject to Planning basis. All offers to be received in accordance with the requirements set out in the commercial terms on these sale particulars. All tenders must be received no later than 12 noon on Wednesday 24th July 2024 and should be emailed to:

Toby Lambert - [toby.lambert@carterjonas.co.uk](mailto:toby.lambert@carterjonas.co.uk) and Maxwell Fahie - [maxwell.fahie@cheffins.co.uk](mailto:maxwell.fahie@cheffins.co.uk)

## COMMERCIAL TERMS

- The owner is offering a conditional contract;
- The agreement will initially be for a period of 6 months with the right to extend for a further 12 months if a planning application or appeal decision is outstanding;
- The purchaser to be responsible for all costs involved in securing the planning consent;
- The planning application to be submitted in the joint names of the owner and the purchaser, to ensure the owner has 'step-in' rights if the purchaser withdraws;
- All the surveys and reports commissioned by the purchaser to be in the joint names of the owner and the purchaser to ensure they are available to the owner at no additional cost if the purchaser withdraws;
- The planning application to be submitted to the local planning authority within four months of the agreement being entered into;
- The purchaser to advise the owner within 14 days of the grant of planning permission whether it is deemed to be an acceptable consent;
- Completion to take place 10 working days after the expiry of the Judicial Review period;
- The purchaser to pay £20,000 plus VAT to be split equally between the owner's solicitor and surveyors upon entering into the conditional contract. For the avoidance of doubt this figure will not be deducted from the ultimate purchase price;
- The purchaser to state whether or not a sales and/or planning overage is being offered;

- The purchaser to be responsible for any Section 106 / CIL payable in addition to the land price;
- The purchaser will have the right to connect to the road and conduits in the Knights Orchard including surface water drains.

## VIEWINGS

Access to the site can be obtained from the public highway. The site is relatively overgrown and interested parties wishing to view will have to take appropriate care and attention. The Owners and their Agents are not liable for the safety of parties inspecting the site.

## BIODIVERSITY NET GAIN (BNG)

Should you require any information regarding Biodiversity Net Gain (BNG) or BNG units for the site, please contact:

David Alborough on 07824 590 874 and [david.alborough@carterjonas.co.uk](mailto:david.alborough@carterjonas.co.uk) or

Katie Hilton on 01223 271 959 and [katie.hilton@cheffins.co.uk](mailto:katie.hilton@cheffins.co.uk)

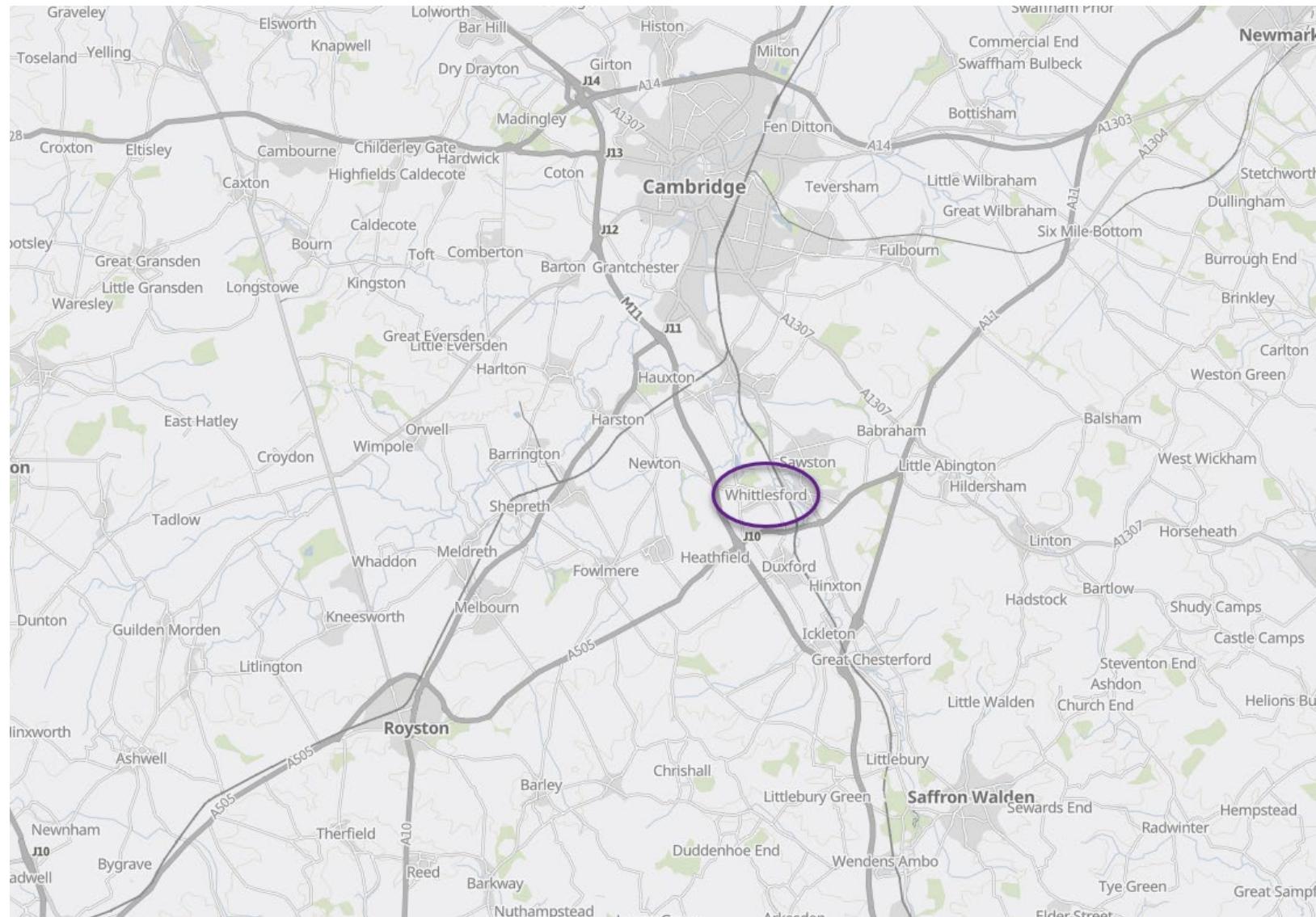
## NEW HOMES

For information regarding New Homes sales values, please contact:

Jason Capel on 07973 679 826 and [Jason.capel@carterjonas.co.uk](mailto:Jason.capel@carterjonas.co.uk) or

Sam Harding on 01223 271 999 and [sam.harding@cheffins.co.uk](mailto:sam.harding@cheffins.co.uk)





#### 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.

Should you require any further information, please contact the Joint Agents:

**TOBY LAMBERT**

TEL: +44 (0) 7802 829934  
[Toby.Lambert@carterjonas.co.uk](mailto:Toby.Lambert@carterjonas.co.uk)

**MAXWELL FAHIE**

TEL: 01223 271 999  
[maxwell.fahie@cheffins.co.uk](mailto:maxwell.fahie@cheffins.co.uk)



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