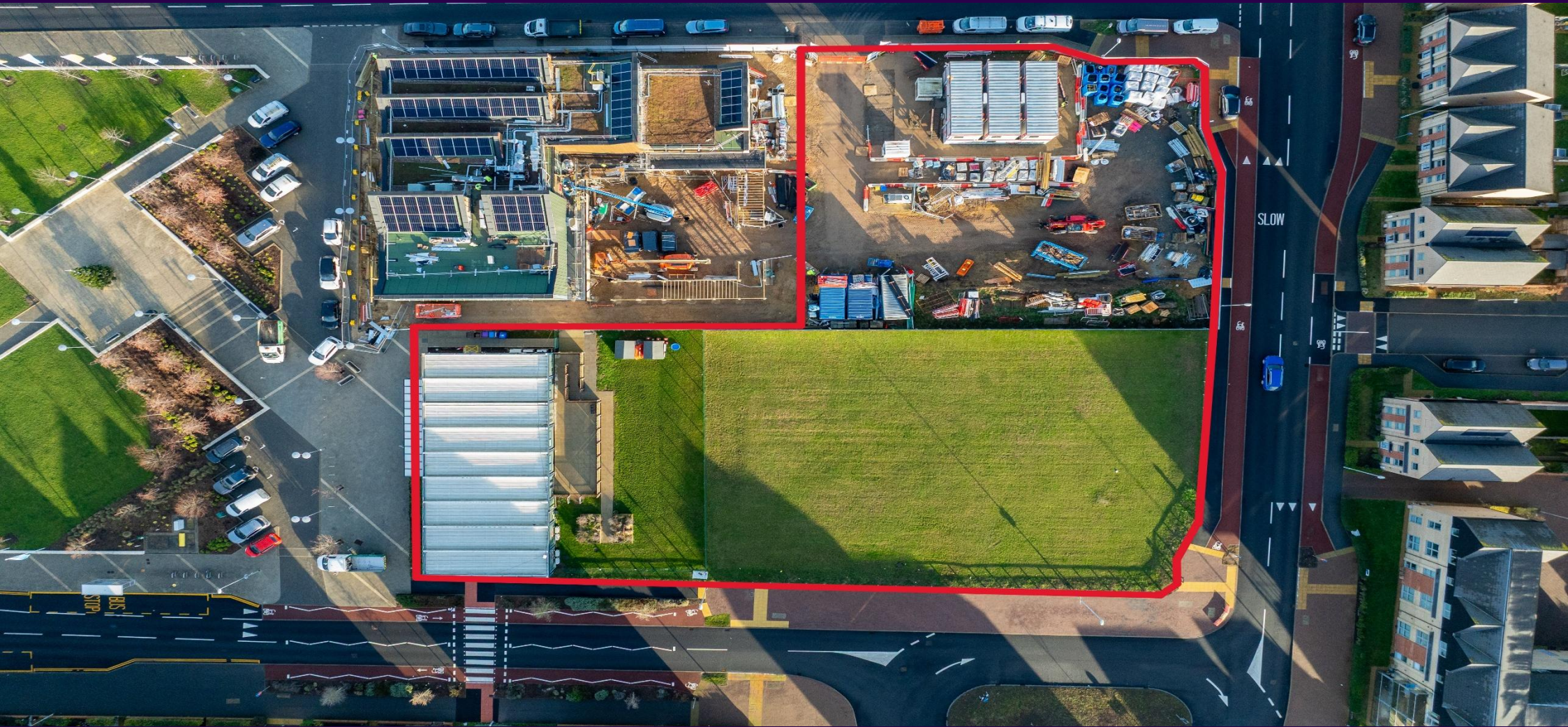


LOCAL CENTRE DEVELOPMENT SITE - FOR SALE



Plot 6, Northstowe Phase 1, Pathfinder Way, CB24 1FD

Freehold
1.15 acres
Allocated for local retail uses



Carter Jonas

Key Highlights

- Freehold development opportunity
- The site must be developed for local centre uses only
- Offers invited on either a subject to planning or unconditional basis
- Currently 1,750 houses completed. The scheme will provide the local centre for a town with future growth to over 10,000 dwellings
- Close proximity to Longstanton, Park and Ride and the Employment Zone.
- Inviting offers in excess of £750,000



Location

The site is located in the heart of Northstowe, a new town currently being developed in the South Cambridgeshire District, which will provide in excess of 10,000 new homes when complete.

The Town is located approximately 6.3 miles northwest of Cambridge City Centre. Long Stanton Park and Ride is less than 400m away, providing regular direct services to Cambridge (25 mins). Northstowe is situated in close proximity to junction 25 of the A14, which provides access to the wider national road network via the M11 (4.4 miles).

Northstowe has seen over 1,750 residences complete to date, with current local amenity offerings including an interim Community Centre, Northstowe Tap and Social (bar, bakery and café) and Northstowe Secondary College.

Description

The site consists of a cleared plot with level topography and of regular shape. The plot size totals 1.15 acres (0.47 Ha). A fly through of the site is available here:

<https://youtu.be/v-cuORDQSRU>

Access / Services

The site is bordered by Stirling Road to the north and Pathfinder way to the south, both accessed via Station Road. We understand that utilities have been provided to the site boundary. Please refer to full information pack for further information and supporting plans.

Price / Proposals

Offers for the freehold purchase are invited, on either an unconditional or subject to planning basis, in excess of £750,000.

Anti Money Laundering

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

Viewing

The site can be viewed from the roadside during normal daylight hours

Planning

Proposed developments should comprise a mixed-use scheme, with plot 6 having previously formed part of the outline planning permission for Northstowe Phase 1 (S/0388/12/OL). A new full application would therefore be required. The extent of the Local Centre is illustrated on the approved Phase 1 Parameter Plans, which refer to 'Mixed use/Local Centre' (S.0932/14/NM).

A pre-application enquiry has been made to establish planning principles for the site.

Any new application for the Local Centre is expected to be determined against the adopted South Cambridgeshire Local Plan (2018) and Northstowe Area Action Plan (2007).

Relevant applications relating to site history include:

- **S/0338/12/OL** – Outline planning permission for Northstowe Phase 1
- **S/0932/14/NM** – Amendment to Phase 1 Parameter Plans
- **23/03248/REM** – Reserved Matters approval for the Community Centre

Conditions of Sale

Please note this plot is being sold specifically for the development of a local retail / neighbourhood centre as an amenity for the existing residents of Northstowe. To ensure these uses are delivered for local residents, only offers on the basis of this use will be considered and the following conditions will apply:

- 1) The Vendor will both approve and be party to the planning application
- 2) The proposed occupiers must be pre-approved with the Vendor
- 3) The development must commence within 18 months of receipt of planning consent subject to a longstop date of two years from the date of purchase.
- 4) If the scheme has not commenced within the above timeframe, the Vendor will have a buy back clause to deliver the scheme themselves or with another party.
- 5) The Vendor has set a high standard of sustainable design within the neighbouring Community Centre, which is expected to be replicated here.

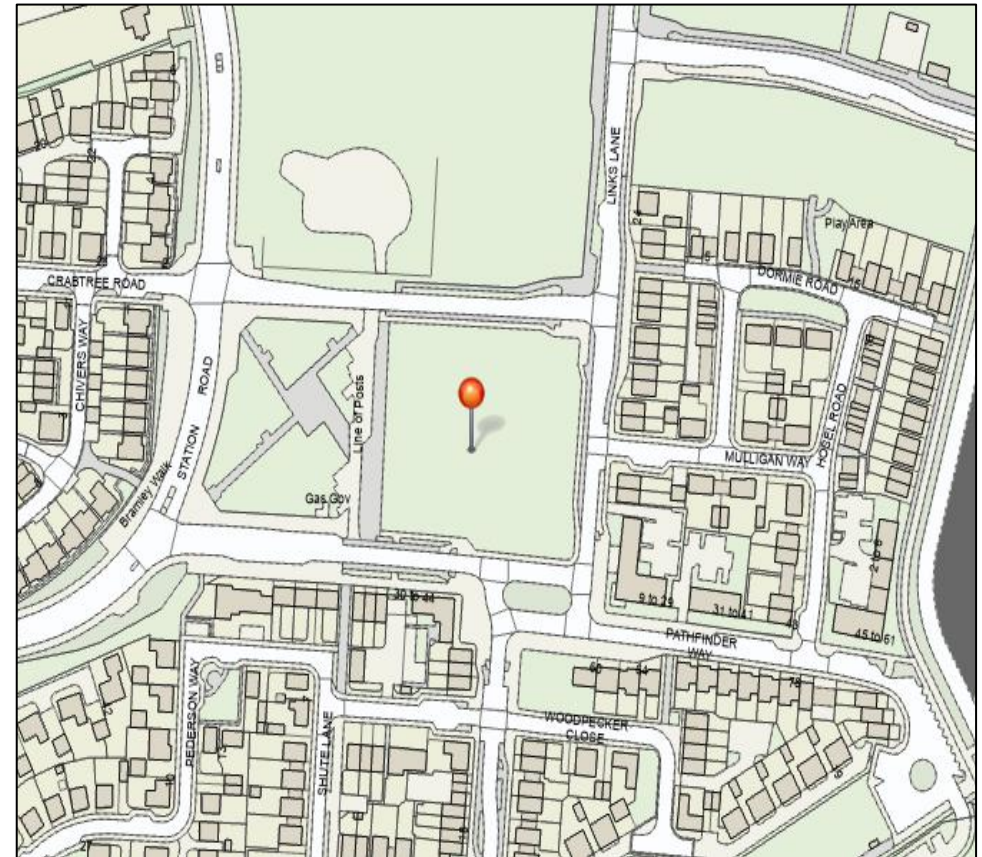
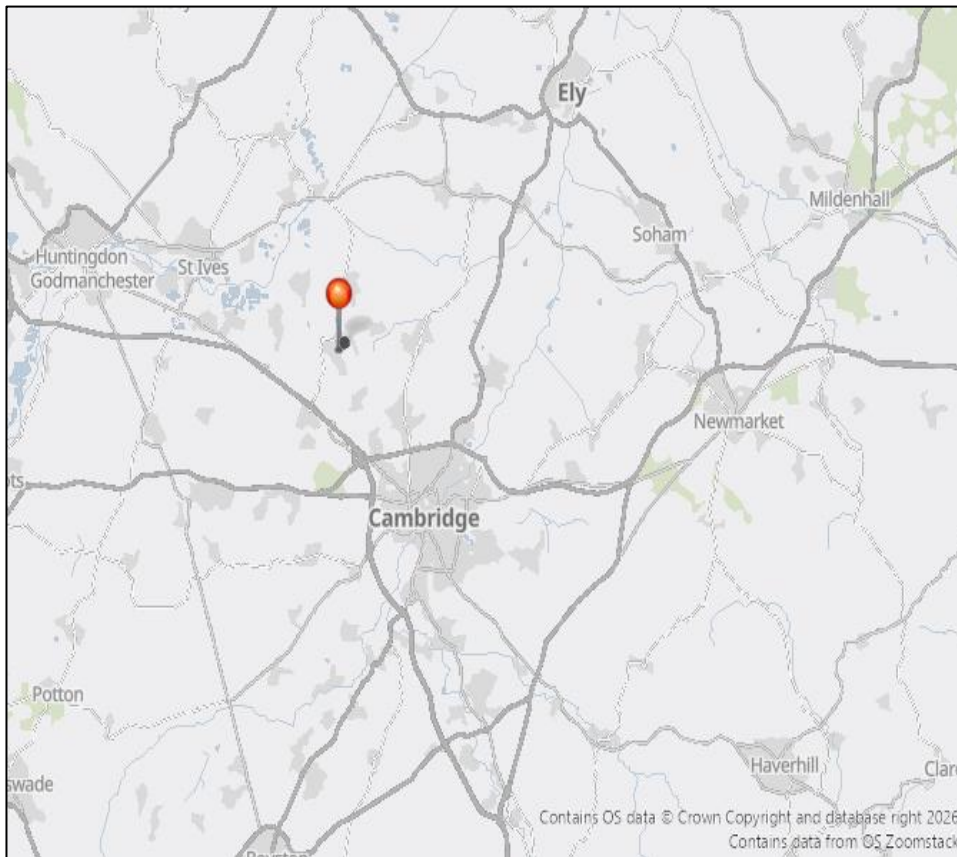
Timing

The deadline for offers is 12 noon on Wednesday 4th March 2026.

Further Information

For further information please contact Carter Jonas via the agent details provided on this brochure.

Location



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. January 2026.

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