



DEVELOPMENT OPPORTUNITY

NORTHGATE FARM, HORNINGSEA, CAMBRIDGE

For sale by informal tender

Carter Jonas

THE CHANCE TO ACQUIRE A DEVELOPMENT OPPORTUNITY IN A DESIRABLE VILLAGE LOCATION IN CLOSE PROXIMITY TO CAMBRIDGE. THE SITE BENEFITS FROM FULL PLANNING PERMISSION FOR 3 DWELLINGS AND AN OFFICE

OVERVIEW

- Unconditional offers sought
- Full planning permission for 3 detached dwellings and conversion of a barn to an office
- Sought-after location in close proximity to Cambridge
- Full information pack available on request

LOCATION

The property is located off the High Street, Horningsea. Horningsea is a small village on the banks of the River Cam, with two pubs, Scotsdales garden centre, and a village hall with recreational facilities. Central Cambridge is approximately 3.5 miles from the site and is easily accessible by car or bicycle.

Junction 34 of the A14 is within a mile of the site, providing access to the national highway network. Cambridge North Railway Station is a 15-minute cycle away, and provides direct services to Central London.

DESCRIPTION

The property lies to the north of the village, just east of High Street. It extends to an area of approximately 0.298 hectares (0.737 acres) and was previously used for agriculture, though it is now redundant. The site includes a vacant two-storey 1960s dwelling and a modern brick barn of 90 square metres, with the remainder comprising hardstanding, grassed areas, scattered trees, and leylandii

hedging along the northern and western boundaries. Vehicular access is available from High Street to the west.

The surrounding context is predominantly residential, particularly along the western side of High Street, where homes line the roads that lead toward the River Cam. Notably, the Grade I listed Church of St Peter and the Grade II listed Old Rectory are located nearby, contributing to the area's historic character. To the south of the site are disused agricultural buildings.

To the east and north, the site is bordered by open agricultural land, reinforcing its semi-rural setting. The overall character of the area blends village-edge agricultural influences with a variety of residential properties, typically arranged in a linear pattern along High Street.

PLANNING

The site benefits from full planning permission for the demolition of the existing building and the construction of 3 detached dwellings, and the conversion of the barn into an office.

Full planning permission was granted on 24th February 2023 (ref: 22/04533/FUL). A subsequent Section 73 application was submitted on 3rd February 2025 (ref: 25/00396/S73). The revised proposals are anticipated to deliver a development cost saving of circa £50,000.

Pre-commencement conditions have been satisfied. A conditions tracker can be found in the information pack, available on request.

TENURE

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

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to, and with the benefit of all public rights of way, wayleaves, and easements whether or not specifically mentioned.

SERVICES

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

METHOD OF SALE

The property is offered for sale by way of informal tender. A deadline for offers will be set in due course. Parties are invited to submit two offers:

1. On the basis of the extant planning permission
2. Reflecting the S73 application which is yet to be determined

All tenders should be sent 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 that the offer has Main Board approval as required and if not, the timescales required to receive this approval.

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

VIEWINGS

Viewing the property is strictly by appointment only, and all parties should be accompanied onsite. The landowner and their agent are not liable for the safety of parties inspecting the site.

VALUE ADDED TAX

It is understood that the vendor has elected to tax the property. All bids should consider VAT accordingly.

NEW HOMES

For information regarding New Homes sales value, please contact:
Jason Capel on 07973 679823 and Jason.
capel@carterjonas.co.uk



NORTH ELEVATION B-B



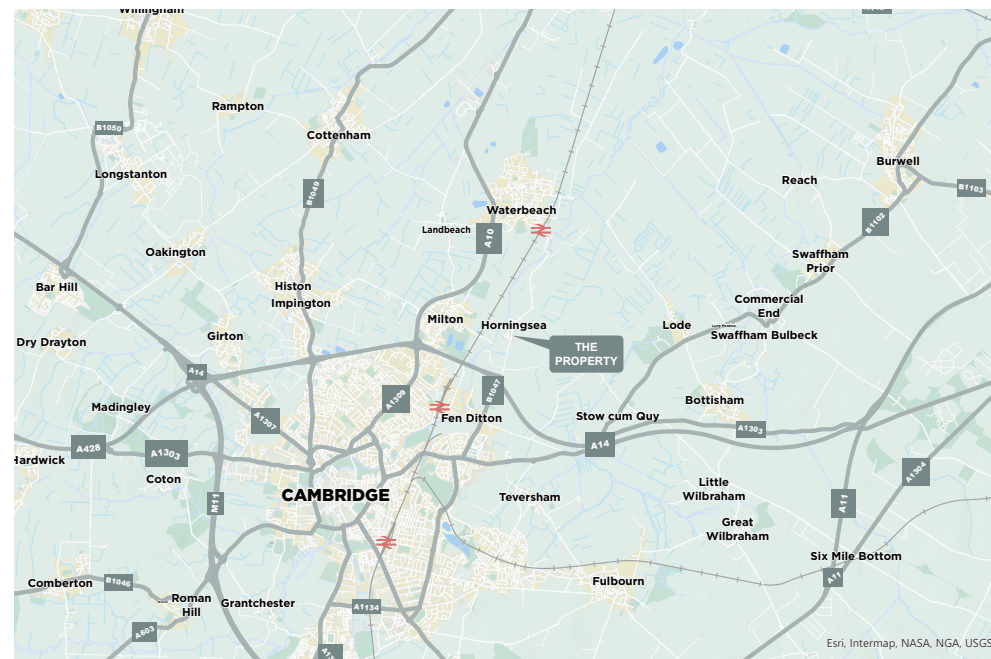
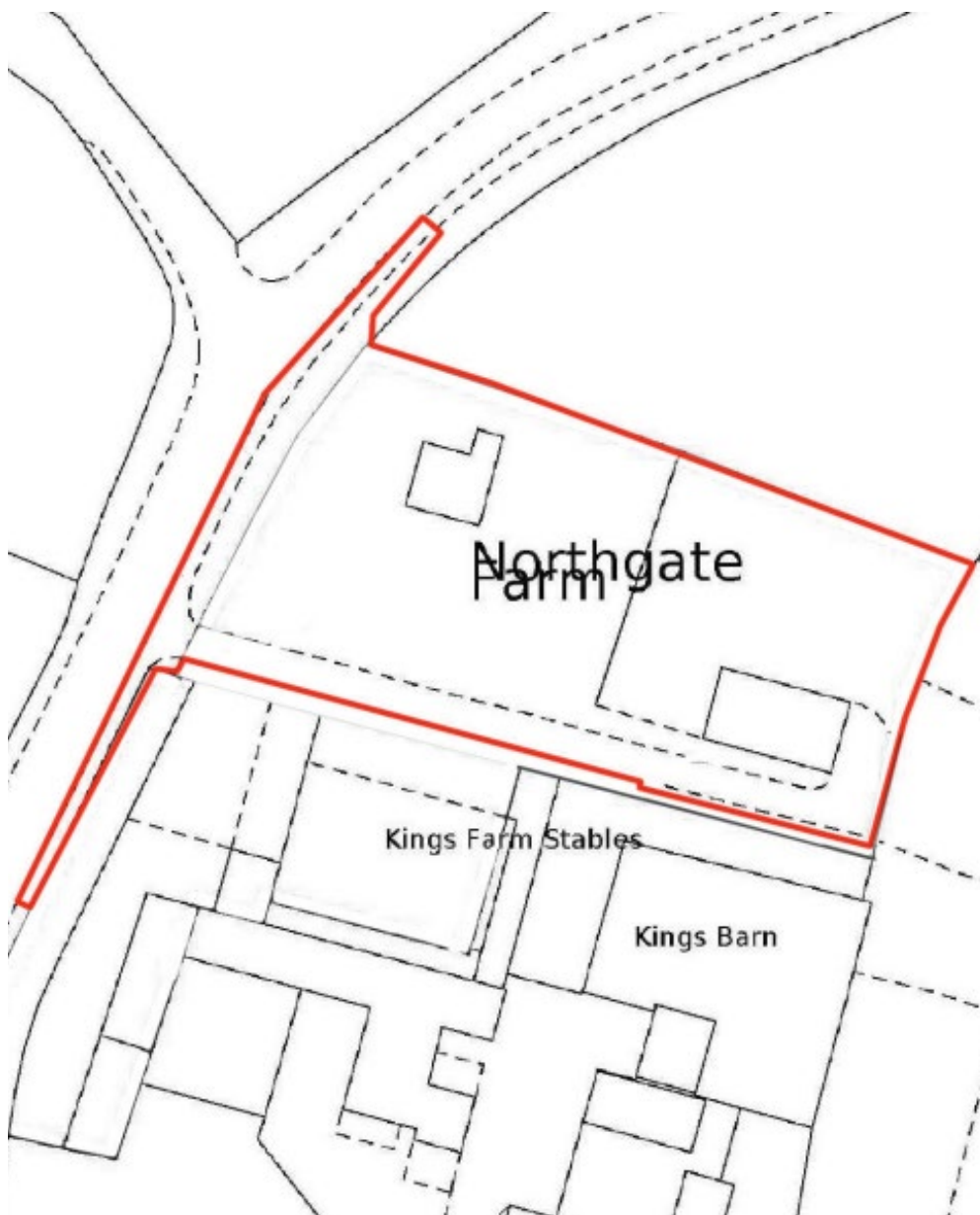
EAST ELEVATION



SOUTH ELEVATION A-A



WEST ELEVATION A-A



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IMPORTANT INFORMATION

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