



## RESIDENTIAL DEVELOPMENT SITE

**Outline planning  
permission**

**Site area - 6.9 acres  
(2.8 hectares)**

**Development of up to  
70 dwellings**

**Sale by informal tender**

**Swavesey is 9 miles west  
of Cambridge**

**Guided bus stop 1 mile  
away**

**LAND TO THE REAR OF 130 MIDDLE WATCH**  
Swavesey CB24 4RP

**Carter Jonas**



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## Development of up to 70 dwellings.

### THE OPPORTUNITY

The site is being offered for sale with the benefit of an outline planning permission for up to 70 dwellings. This is an excellent and unusual opportunity to acquire a site with consent for a good number of family houses in a popular village close to Cambridge

Best bids are being invited by 12:00 on Wednesday 1 November 2017.

### LOCATION

Swavesey is a large village, located approximately nine miles to the west of Cambridge and three miles to the east of St Ives, with convenient access via the A14, some one mile distant, to the regional road network.

Swavesey has a current population of 2,463 according to the Parish Council records.

The village benefits from a wide range of facilities including: Swavesey Village College, Swavesey Primary School, Swavesey Newsagents, Swavesey Garage, the White Horse public house, Buckwingway Business Park, village hall, library (part of Swavesey Village College) doctors' surgery and a guided bus stop.

### PLANNING

Outline planning permission was granted on appeal ref: S/1605/16/OL appeal ref APPL/W0530/W/16/315562 for residential development.

The consent is for upto 70 dwellings , agreeing the access agreements, including the demolition of 130 Middle Watch, Swavesey and all other matters to be dealt with via a reserved matters planning application.

It should be noted to the reserved matters application needs to be submitted before the expiration of two-years from the date of the appeal decision (decision date 27 July 2017).

A section 106 agreement has been entered into, with a combined cost of circa £537,000.

### THE SITE

The site extends in total to circa 6.9 acres (2.8 hectares), is located to the west of Middle Watch and, for identification purposes, to the south of Whitton Close.

The site is generally rectangular in shape, with few physical features.

The development will be accessed via a new estate road, following the demolition of 130 Middle Watch.

### TENURE

The site is being offered for sale freehold with the benefit of vacant possession.

### PRICE

Offers are invited for the freehold interest.

### VAT

[The site has not been elected for VAT and, therefore, will not be charged on the sale price.]

### WEBSITE

A bespoke website has been created, access details can be obtained from the agents.

The information will include:

- The Appeal Decision
- Section 106 Agreement
- Appeal Statement
- Topographical survey
- Site Location Plan
- Design and Access Statement
- Illustrative Masterplan
- Landscape and Visual Impact Study
- Archaeology and Heritage Statement
- Planning Statement
- Health Impact Assessment
- Statement of Community Involvement
- Noise Impact Assessment
- Utilities Report
- Flood Risk Assessment and Surface Water Drainage Strategy
- Tree Survey and Arboricultural Report
- Transport Assessment
- Travel Plan
- Ecology Appraisal

- Completed Application Forms
- New Homes Report
- Bidding document
- Responses to CPSE's
- Legal report on planning
- Report on Title
- Local searches

### METHOD OF SALE

Informal bids are to be submitted by 12:00 on Wednesday 1 November 2017.

A copy of the bidding document is included within the website.

Bids can either be submitted by letter, clearly marked on the outside 'Informal tender for land to the rear of 130 Middle Watch, Swavesey' to Carter Jonas's address:

One Station Square, Cambridge, Cambridgeshire CB1 2GA

Marked for the attention of Nick Muncey

Or by e-mail with the offer being provided in an attachment to: [nick.muncey@carterjonas.co.uk](mailto:nick.muncey@carterjonas.co.uk)

### VIEWINGS

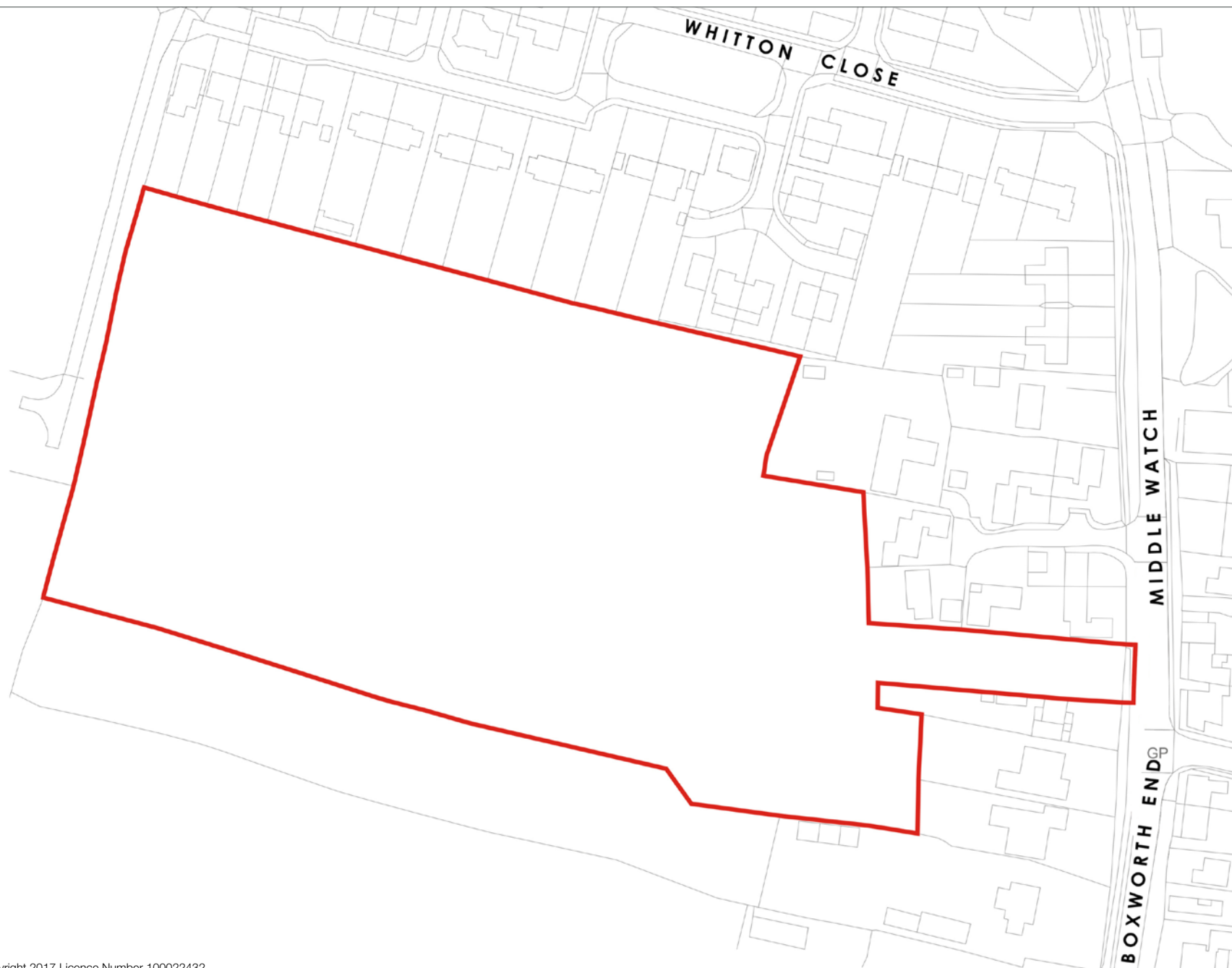
By appointment with the agents.

### FURTHER INFORMATION

Should you require further information, please contact either Nick Muncey on T: 01223 326817, alternatively, you can e-mail [nick.muncey@carterjonas.co.uk](mailto:nick.muncey@carterjonas.co.uk)

OR

Mathew Forster on T: 01223 368771, alternatively, you can e-mail [mathew.forster@carterjonas.co.uk](mailto:mathew.forster@carterjonas.co.uk)





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Note: All plans not to scale