

**RAPLEYS**

# FREEHOLD FOR SALE

## Residential Development Opportunity

rapleys.com  
0370 777 6292

Angel Drove, Ely,  
Cambridgeshire CB7 4DT

CONTACT **Angus Irvine**  
07767 463884 | [angus.irvine@rapleys.com](mailto:angus.irvine@rapleys.com)  
**Marcus Warwick**  
07467 959410 | [marcus.warwick@rapleys.com](mailto:marcus.warwick@rapleys.com)



Prime Cambridgeshire residential development opportunity (subject to necessary planning consents)

Freehold for sale with vacant possession

Approximately 2.98 hectares (7.39 acres)

500 metres from Ely mainline station with trains to Cambridge approximately every 15 minutes



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### Location

The site is situated off the A142 Angel Drove, approximately 0.5 mile to the south east of Ely city centre. The area is well established with the majority of the adjoining sites developed. A **Tesco** supermarket is situated opposite the site, a residential area to the north, the King’s School Ely to the north west and the school playing fields adjoining the western boundary of the site.

### Transport

**Rail:** Located within a 5 minute walk from Ely Railway Station with regular, direct trains to London Kings Cross in approximately 1 hour 10 minutes and Cambridge in approximately 15 minutes. Services to Cambridge run between 5am–12am daily with an average of four services an hour. There are also cross country connections to Peterborough and Birmingham every hour.

**Road:** Ely benefits from good road transport links. The site is in close proximity to the A10 providing direct access to both Cambridge and London via the M11. In October 2018, the Ely southern bypass opened providing an alternative route between the A10 and A142 significantly reducing congestion in Ely.

**Air:** Ely is located approximately 16 miles to the north east of Cambridge International Airport, 45 miles north of Stansted Airport and 60 miles north east of Luton Airport.

### Accommodation

All previous buildings on the site have been demolished. The site comprises the following area:

	Hectare	Acre
<b>Total Site Area</b>	<b>2.98</b>	<b>7.39</b>

Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Planning

Within the adopted Local Plan and the emerging Local Plan (now withdrawn from the Examination), the former factory site is allocated within the wider Station Gateway development area for a comprehensive mixed-use development. While the allocation in the adopted Local Plan seeks an employment-led mixed use development, relative to the former factory site based on a draft Ely Station Gateway SPD, the emerging Local Plan adopts a more flexible approach. This includes residential, employment (B1/B2), small scale retail and potential leisure facilities in the allocation of the wider mixed use development. It is understood that the draft Ely Station Gateway SPD which formed basis of the allocation in the adopted Local Plan is no longer being pursued by the Council.

The rear of the former factory site is predominantly open land and falls within a County Wildlife Site and outside Ely’s Development Envelope (settlement boundary) where development will be assessed being in a countryside location, in both the adopted and emerging Local Plans. Subject to the necessary planning case, ecological justification and sensitively designed scheme justifying development of the site, there may be an opportunity to promote the development of this site as part of the former factory site.

Representations on the Council’s Local Plan have continued to promote the allocation of the former factory and its rear, until the Council withdrew its emerging Local Plan in February 2019 from the examination process. It is understood that a decision on preparing a new Local Plan will be made by the Council in Autumn/Winter 2019.

### Right of Way

There is a public right of way across the site. In addition, the Kings School Ely has the benefit of the right of way across the site to access the playing fields to the west.

Further information is available upon request.

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### Tenure

The site is available with freehold vacant possession.

### Terms

Offers are invited on either a conditional or unconditional upon planning basis. All submissions should include the following information:

- Details of any conditions attached to your offer
- Anticipated timeframe of Exchange and Completion
- Confirmation of deposit amount/percentage
- The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office
- Confirmation of funding proposals and any third party approvals required, please provide proof of funds
- Provide details of any elements of conditionality within the proposal or any assumptions made
- Detail of internal approval process required to sanction the purchase
- Provide details of the solicitors who will be acting on your behalf in this transaction.

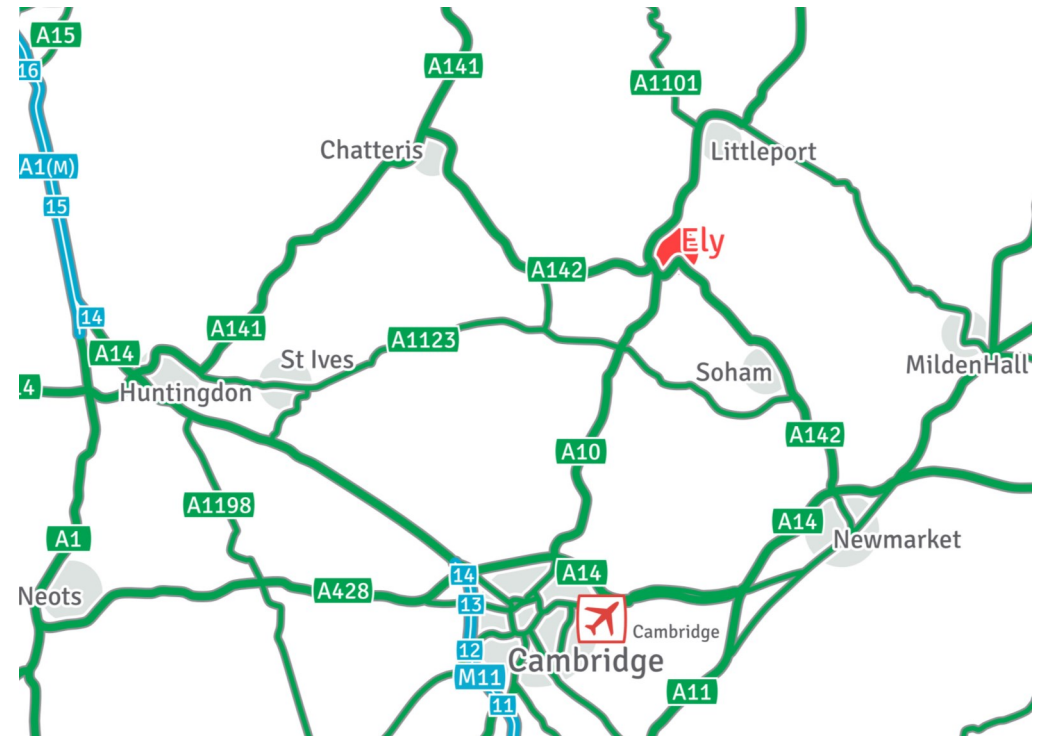
Our client reserves the right not to accept the highest or any other offer received.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

The site is not currently accessible to the public but is visible from the public highway. Access to the site is strictly through the sole agent.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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