

For Sale

Cambridge – 143 Histon Road, CB4 3HZ

Prime Residential Development Opportunity

Hartnell
TaylorCook



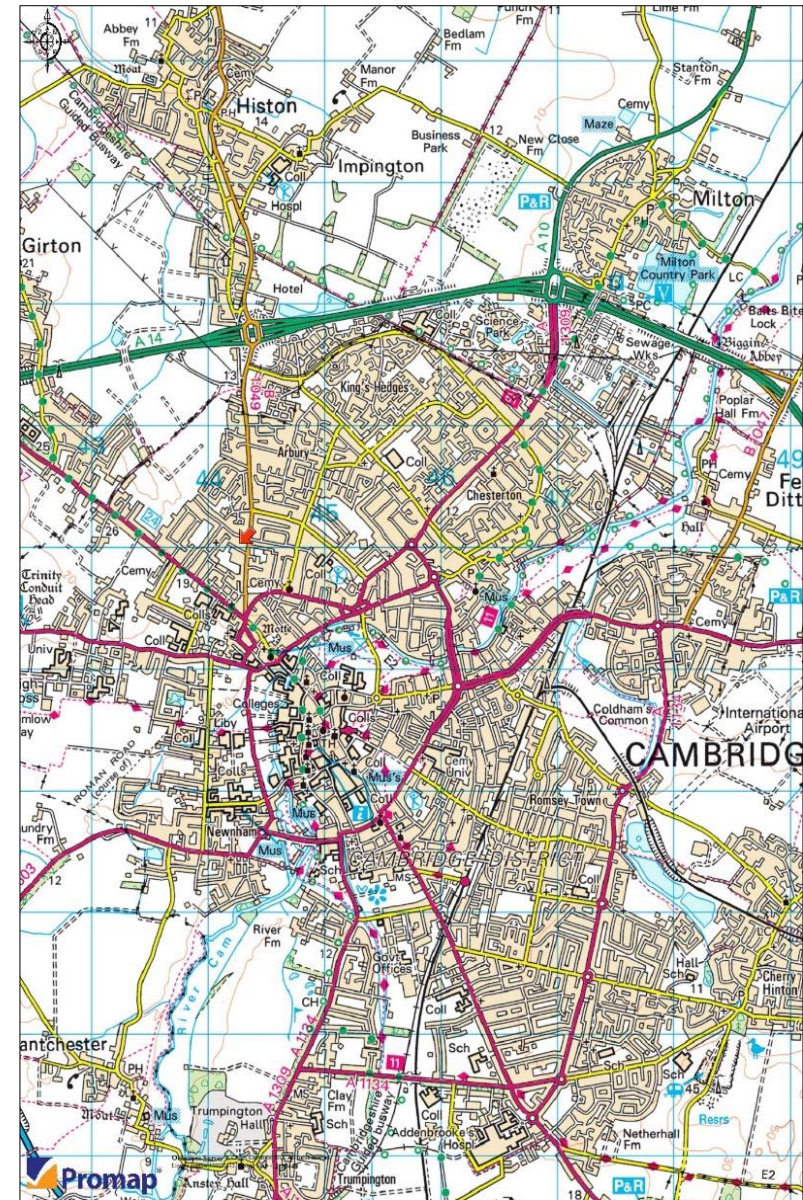
- Prime Residential Development Opportunity
- Freehold with vacant possession.
- Allocated for Residential Development in Local Plan
- Substantial development site of 1.45 acres.
- Situated on Histon Road, a main arterial route for the city of Cambridge
- Rebuild ATS Euromaster facility fronting Histon Road.
- To be sold on an unconditional or subject to planning basis.
- Offers sought in excess of **£4,250,000 excluding VAT** subject to contract, but including the cost of re-building the ATS facility..

May 2021

1. Location

The property is located on Histon Road, one of the main arterial roads to the north of Cambridge approximately 1.6 km (1 mile) from the city centre. The immediate vicinity of the site is an established residential area benefiting from the local amenities and a number of schools and close to Histon Road recreation ground.

Cambridge is a major regional centre providing retail and civic amenities serving the county and surrounding areas. The city has an internationally renowned historic core, dominated by the Cambridge University college buildings, dating from the 13th century. The city is now a well renowned centre for research and academia and has an estimated resident population of 123,900 (2011 census), bolstered further by a student population of approximately 26,000.



2. Description

The total site comprises approximately 1.75 acres of which approx. 0.3 acres will be retained by ATS Euromaster to house their new Retail Workshop car servicing facility. The remaining 1.45 acres will be sold for development.

The site is situated on the eastern side of Histon Road adjacent to Murkett's car dealership and existing residential accommodation. To the rear, northern, side of the site is a new redevelopment of 23 apartments which form part of the overall Willowcroft development area.

The site currently comprises the existing ATS Euromaster Retail Workshop fronting Histon Road, together with offices to the rear of the workshop that historically formed the ATS Euromaster regional centre. The offices comprise a mixture of open plan and partitioned accommodation situated on ground and first floor levels that are currently vacant. To the rear of the office building is an area of hard standing, currently unused.

Beyond the area of hard standing is a further vacant building, formerly housing the ATS Euromaster truck servicing depot. This building is steel framed with a twin pitched roof and glazing on one side. Internally the roof is lined with timber panelling and has an exposed concrete floor and brick walls. To the side and rear of the building is a further levelled site area, partially hard standing and partially gravel. The rear boundary of the site comprises trees and shrubs.

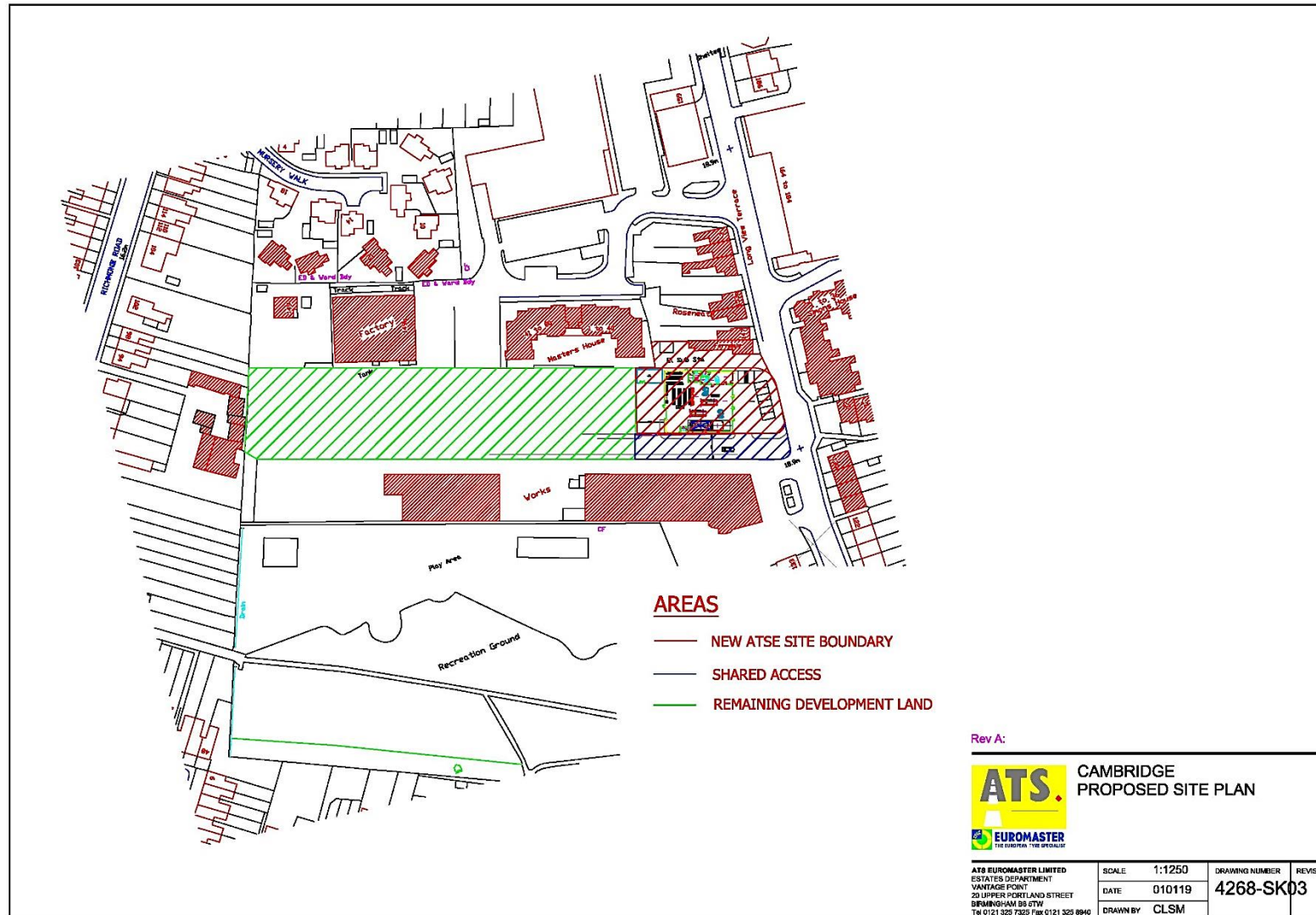
3. Accommodation

We have measured the properties in their existing condition and they have the following approximate Gross Internal Areas:

	Sq m	Sq Ft
ATS Retail Workshop	733.52 sq.m.	7,895 sq.ft.
Offices	897.60 sq. m.	9,662 sq. ft.
Rear Workshop	938.36 sq. m.	10,100 sq. ft.



143 Histon Road, Cambridge – Site Plan



4. Tenure

The property is offered for sale as hatched green and purple on the attached site plan. Alternatively the purple access road could be on the northern boundary of the site. The property will be offered freehold with vacant possession on completion of the rebuilding of the new ATS facility. ATS Euromaster will retain the area hatched red for their new Retail Workshop facility, to be constructed by the purchaser.

5. Planning

Within the Cambridge Local Plan, Towards 2031, the site is identified as part of Site Number R2- Willowcroft, Histon Road, allocated for residential development. The other parts of the Willowcroft site include the new residential development to the north at the rear of the site (application reference no. 15/1369/FUL) and the Murkett's car dealership to the south of the site. We are informed that the Willowcroft site can be developed in part, subject to any development not restricting potential redevelopment of the remainder of the site. Consequently, the residential development to the north has set a precedent in this regard.

Within the Strategic Housing Land Availability Assessment (SHLAA) Cambridge City Council have a record of note from ATS Euromaster stating their desire to keep a presence on the site within any development. This should enable the building of a new ATS facility to the front of the site either in the area outlined on the site plan, or in the same vicinity adjacent to the northern boundary of the site.

Interested parties are advised to make their own enquiries with Cambridge City Council Planning Department in respect of any redevelopment of the site.

Cambridge City Council :- 01223 457000



6. New ATS Euromaster Retail Facility

ATS Euromaster have reserved their position under the SHLAA for a new facility fronting Histon Road as part of any redevelopment of their site.

As part of the sale, ATS Euromaster will require the purchasing party to construct a new Retail Workshop facility, fronting Histon Road, either in the designated area shown on the site plan above or a similar area adjoining the southern boundary at the front of the site. This area will remain within the freehold ownership of ATS Euromaster and be developed on their behalf under a Development Agreement by the purchasing party. A full design and specification for this unit of approximately 5,000 sq ft plus parking area is available from the vendor's agents.

It is anticipated that within any development, whilst the new ATS Euromaster facility is being constructed, ATS Euromaster will trade temporarily from the existing, vacant warehouse accommodation to the rear of the site in order to maintain continuity of trade.

7. VAT

The property has been registered for VAT.

8. Surveys

EPC's, Asbestos, Environmental and Topographical Surveys for the buildings and the site, respectively, are available on request from the vendor's agent.



9. Method of Sale

Offers will be sought for the 1.45 acre site on the basis of freehold with vacant possession. Proposals should also include an outline of any proposed development of the site for which planning consent will be sought. The price should include an assumed cost to be incurred by the developer for construction of the new ATS Euromaster facility; however, this price should also be stated separately, and will be deducted from the proposed purchase price.

10. Proposal

Offers are sought in excess of **£4,250,000 (Four Million Two Hundred and Fifty Thousand Pounds) excluding VAT** and purchaser's costs, but including the purchaser's assumed cost of constructing the new Retail Workshop facility for ATS Euromaster.

11. Viewings and Enquiries

For access to further information in the property Dropbox or to arrange an inspection of this property please contact:

Rob Amey
T: 020 7788 3813
M: 07801 415 642
E: rob.amey@htc.uk.com



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