

For Sale

Cambridge – 143 Histon Road, CB4 3HZ Prime Residential Development Opportunity



Prime Residential Development Opportunity

- Freehold with vacant possession.
- Allocated for Residential development in local plan
- Substantial site of 1.25 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 **£3.25m** excluding VAT subject to contract.

August 2016

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 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 population of 123,900 (2011 census).



Description

The total site comprises approximately 1.55 acres of which 0.3 acres will be retained by ATS Euromaster to house their new Retail Workshop car servicing facility. The remaining 1.25 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 small light industrial unit shortly to be redeveloped as 23 apartments for which planning consent has been granted.

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.

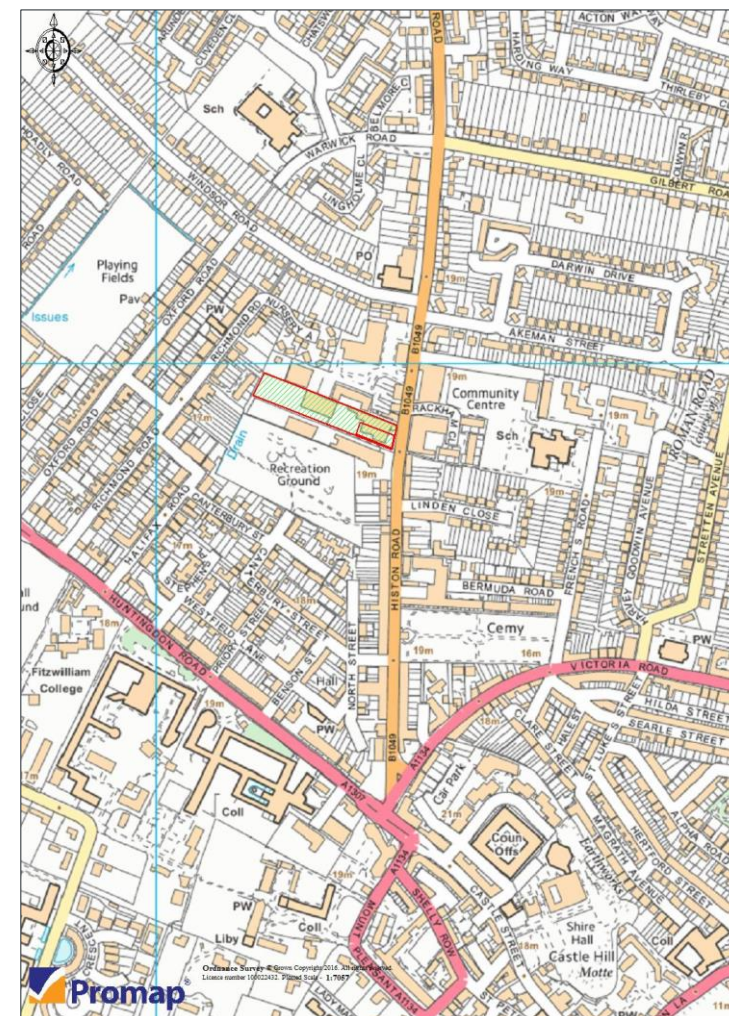
Beyond the area of hard standing is a further vacant building, formerly housing the ATS Euromaster truck servicing depot. This building is steel framed with a twin pitched roof and glazing on one side. Internally the roof is lined with timber panelling and has an exposed concrete floor and brick walls.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

Accommodation

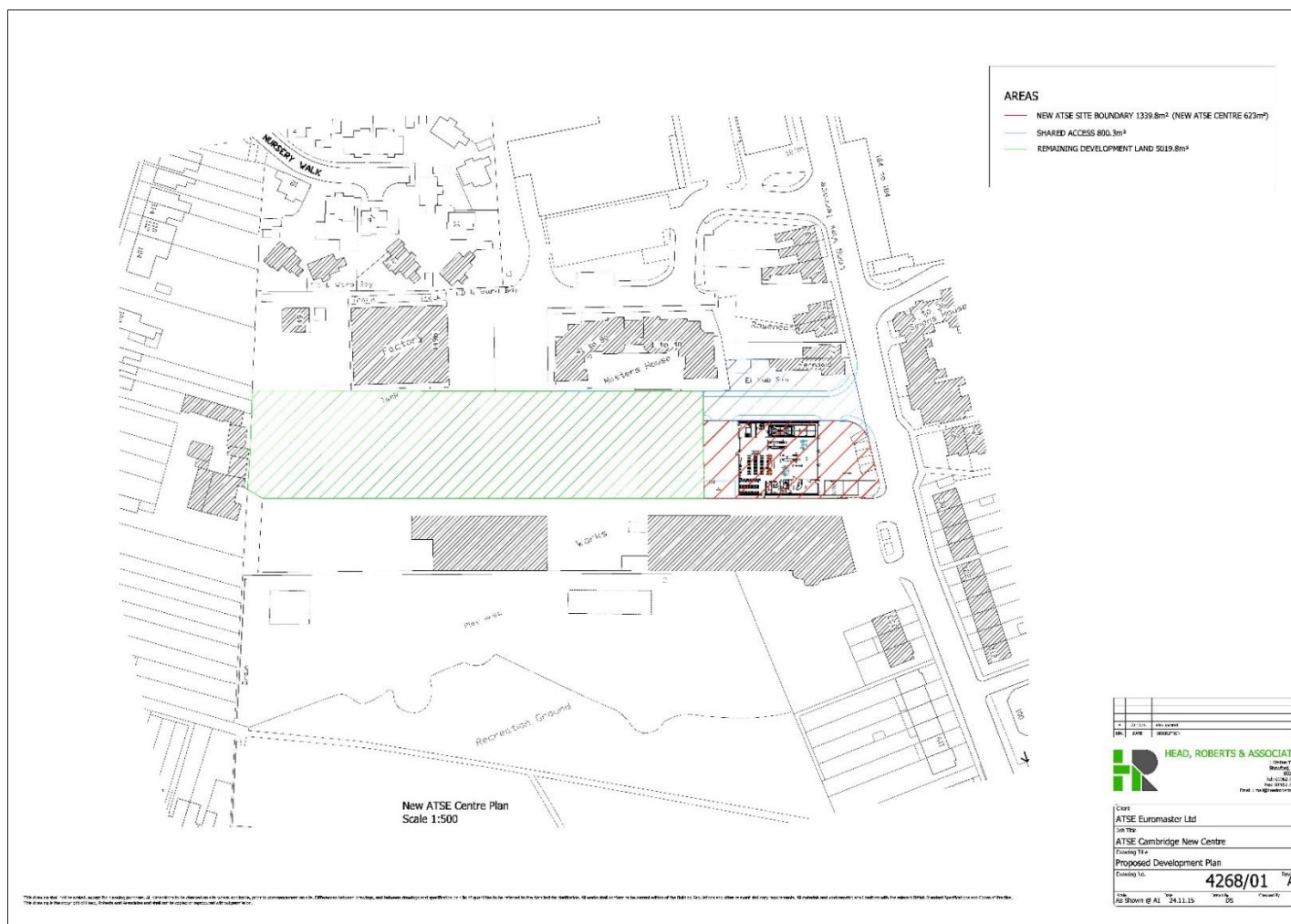
We have not measured the properties in their existing form, but understand they have the following approximate areas:

	Sq m	Sq Ft
ATS Retail Workshop	714 sq.m.	7,682 sq.ft.
Offices	738 sq. m.	7,911 sq. ft.
Rear Workshop	935 sq. m.	10,064 sq. ft.

The Site



143 Histon Road, Cambridge – Site Plan



Tenure

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

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 light industrial building adjacent to the rear which has already been granted planning consent for residential development (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. Subsequently, the consent granted on the light industrial unit 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 with any development. This should enable the building of a new ATS facility to the front of the site in the area outlined on the site plan. 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



New ATS Euromaster Retail Facility

ATS Euromaster have reserved their position under the SHLAA for a new retail 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, in the designated area shown on the site plan above. 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 vendors agents.

It is anticipated that within any development, whilst a new access road to the rear of the site and the new ATS Euromaster facility are 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.

VAT

The property has been registered for VAT.

EPC and Asbestos Survey

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



Method of Sale

Offers will be sought for the 1.25 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 not include an assumed cost to be incurred by the developer for construction of the new ATS Euromaster facility; this price should be stated separately, and will be deducted from the proposed purchase price.

Proposal

Offers are sought in excess of **£3,250,000** excluding VAT and purchasers's costs, but including the assumed cost of constructing the new Retail Workshop facility for ATS Euromaster.

Viewings and Enquiries

For further information or to arrange an inspection of this property please contact:

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