



RESIDENTIAL DEVELOPMENT OPPORTUNITY

PARCEL 2.2B NORTH, CAMBOURNE WEST





SUMMARY

An exciting opportunity to acquire a serviced residential development site with the benefit of outline planning permission for 156 dwellings with 30% affordable housing provision.

- Site area of circa 10.28 acres (4.16 ha)
- Excellent opportunity to be part of this new sustainable community
- Fully serviced and easily deliverable once reserved matters have been granted
- Situated to the west of Cambourne, approximately 11 miles from Cambridge
- For sale by Informal Tender
- Bid deadline on **Friday 15th August 2025**. at 12 Noon

LOCATION

The site is situated on the western edge of Cambourne, less than one mile from the town centre. Cambourne is located approximately 11 miles west of Cambridge, equidistant from St Neots to the west and Huntingdon to the north-west. It lies to the south of the A428, which provides direct links to the A1 and A14.

Cambourne has a population of approximately 12,350 people and benefits from a wide range of services, including a supermarket and a well-established high street with convenience stores such as a pharmacy, newsagents, and estate agents. It also offers several primary schools, a secondary school, a GP surgery, a dental practice, and extensive open spaces and green infrastructure. Cambourne Village College and Cambourne Sixth Form have both been rated 'Outstanding' by Ofsted.

The proposed east-west rail route between Oxford and Cambridge is expected to include a station at Cambourne, which could offer direct services to Cambridge in around 15 minutes. Currently, the nearest train stations – Cambridge and Cambridge North – both provide regular services to London in around one hour.

DESCRIPTION

The site extends to approximately 10.28 acres (4.16 ha), is largely flat in nature, and is located at the north-west corner of the wider scheme, close to Cambourne Village College and next to Cavell Avenue, a new estate road.

PLANNING

The site is within the jurisdiction of South Cambridgeshire District Council. Outline planning permission was granted in May 2017 (reference S/2903/14/OL).

The approved outline application allows for up to 2,350 dwellings, including 30% affordable, with landscaped open space, retail and commercial uses, two new primary schools and sports grounds, creating a desirable new neighbourhood. Principal access points are via the existing road network in Cambourne and a new junction onto the Caxton Bypass, offering access to the A428, which is being upgraded to a dual carriageway to the A1.

Reserved Matters applications relating to infrastructure, open space and road layout have been approved, with several other applications pending determination.

Parcel 2.2b has a capacity for up to 156 dwellings.

CIL

South Cambridgeshire District Council does not currently have an adopted CIL charging schedule.

S106 AGREEMENT

The S106 agreement was signed in December 2017 and is available in the Data Room.

The parcel is required to provide 30% affordable housing.

TENURE

The site is to be sold freehold, with vacant possession.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

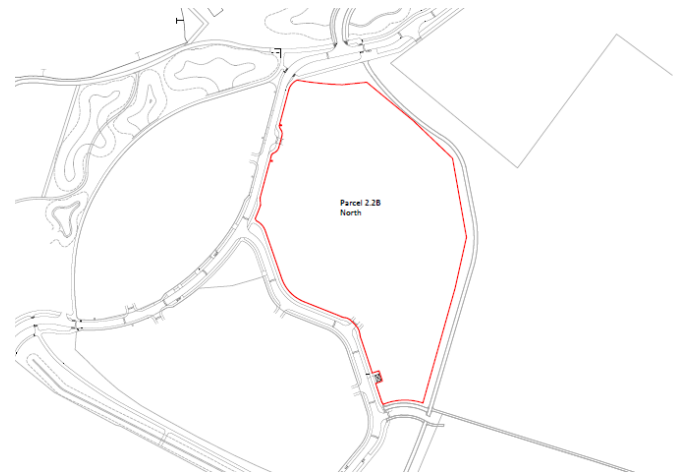
The site is offered subject to, and with the benefit or burden of all existing rights of way, wayleaves and easements whether or not specifically referred to in these sales particulars.

SERVICES

Prospective purchasers are advised to make and rely upon their own enquiries with the relevant service providers; however, more information is contained within the Data Room.

VAT

Prospective purchasers should be aware that the purchase price will be subject to VAT and all offers should be clearly stated as a figure plus VAT. Please refer to the Bidding Guidelines.



METHOD OF SALE

Offers are invited by way of informal tender. Prospective purchasers are directed to the Sales Summary and Bidding Guidelines contained within the Data Room for further information.

DATA ROOM

Access to a Data Room containing all relevant sales information, technical reports and planning information is available on request. For access, please contact the Selling Agents.

BIDDING GUIDELINES

Offers should be submitted by 12 Noon on Friday 15th August 2025, in accordance with the Bidding Guidelines.

INSPECTIONS

Inspections should be arranged by prior appointment with the Selling Agents.

CONTACT

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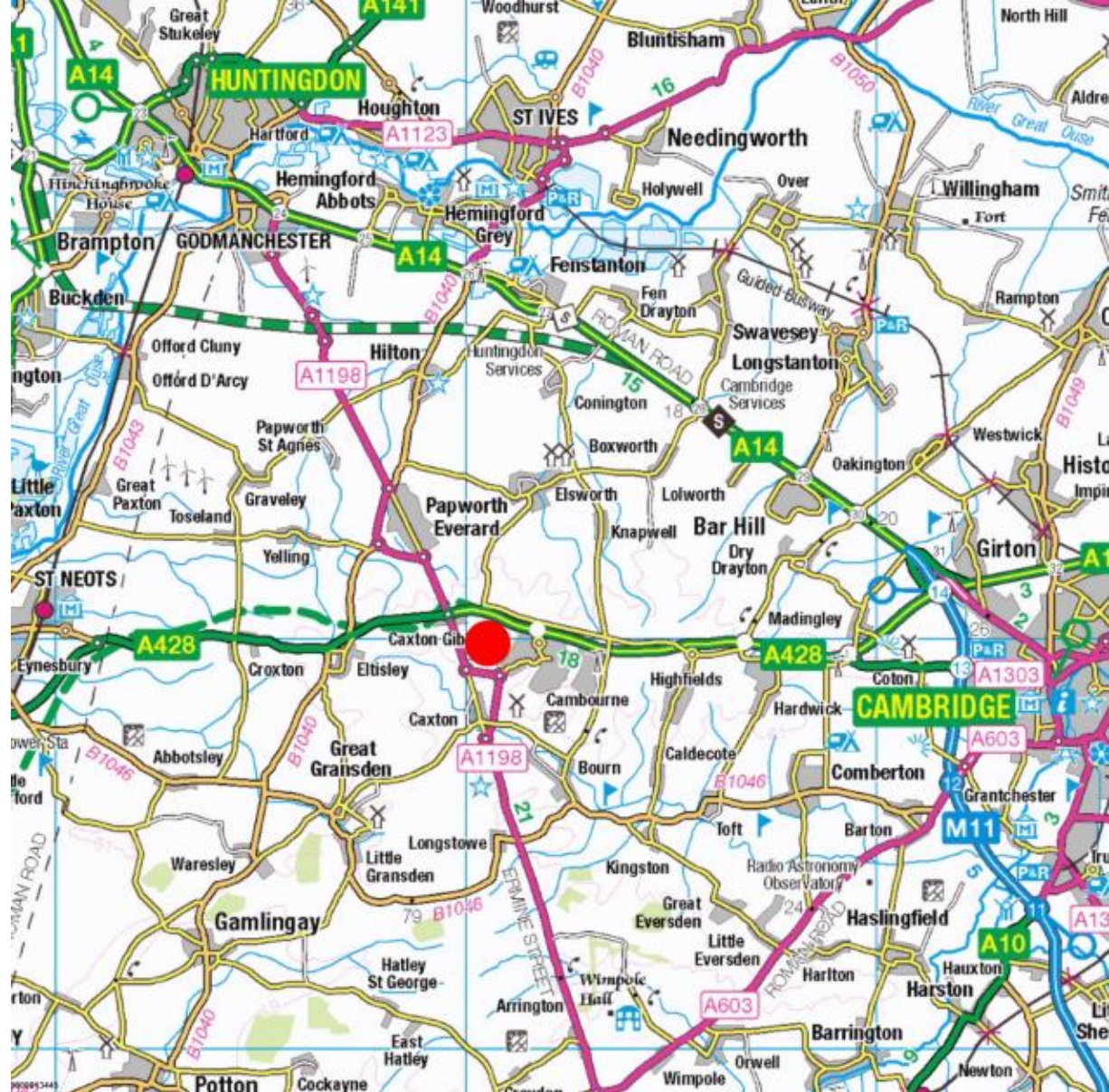
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