



# RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND NORTH OF ASHWELL STREET, ASHWELL





## SUMMARY

An outstanding opportunity to acquire a self-contained residential development site with the benefit of detailed planning permission.

- Full planning permission granted for 14 dwellings
- Excellent opportunity to deliver high quality homes in a desirable location
- Site area of circa 2.91 acres (1.18 ha)
- Situated in a semi-rural setting to the west of Royston.
- Offers sought on an “unconditional” basis
- For sale by Informal Tender.

## LOCATION

The site is situated in the heart of the sought-after village of Ashwell, approximately 7 miles west of Royston. The village is well regarded for its range of local amenities including a primary school, chemist, bakery, butcher, local shop and traditional country pub.

The location benefits from excellent transport links, with access to the A505 less than 2 miles to the east and the A1(M) approximately 3 miles to the west, providing convenient east-west and north-south connectivity. Cambridge is located approximately 16 miles to the north-east, while central London is readily accessible via nearby rail services from Ashwell & Morden Station, offering direct services to London King's Cross with journey times of around 45 minutes.

## DESCRIPTION

The site is located in the centre of Ashwell and comprises a parcel of agricultural land, most recently used for grazing. The land is broadly rectangular in shape and measures approximately 2.91 acres (1.18 hectares).

The site is well contained and only visible from Ashwell Street to the south, from which vehicular access will be taken. It benefits from far reaching views across Ashwell and the surrounding countryside to the north.

The site is bounded by large detached residential dwellings to the north, east, and west.

## PLANNING

The site benefits from a resolution to grant full planning permission (Ref: 24/01444/FP) for the erection of 14 dwellings, comprising a mix of private and affordable housing, including four affordable units and a total gross floor area equating to 16,602sqft.

The planning application was approved by North Hertfordshire District Council on 18th September 2025, subject to signing of S106 agreement. The application includes provision of a new vehicular access point from Ashwell Street to the south, together with a publicly accessible open area of approximately 1.4 acres.

A separate application (ref: 22/03094/FP) was granted full planning consent on 13<sup>th</sup> June 2025 via appeal. This application also comprised 14 units, but with the inclusion of five affordable homes equating to 14,145sqft.

## CIL

North Hertfordshire District Council does not currently have an adopted CIL charging schedule; therefore, no CIL will be payable.

## 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

More information is included within the Information Pack, but prospective purchasers are advised to make and rely upon their own enquiries with the relevant service providers.

## 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 via Informal Tender with a bids to be submitted no later than 12 noon on Friday 21<sup>st</sup> November 2025. Prospective purchasers are directed to the Bidding Guidelines contained within the Information Pack for further information.

The vendors are not obliged to accept the highest or indeed any offer received.

## INFORMATION PACK

Access to an Information Pack containing all relevant sales information, technical reports and planning information is available on request. For access, contact the Selling Agent.

## INSPECTIONS

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

## CONTACT

**Anna Logan**

Associate Partner

e. [anna.logan@ceresproperty.co.uk](mailto:anna.logan@ceresproperty.co.uk)

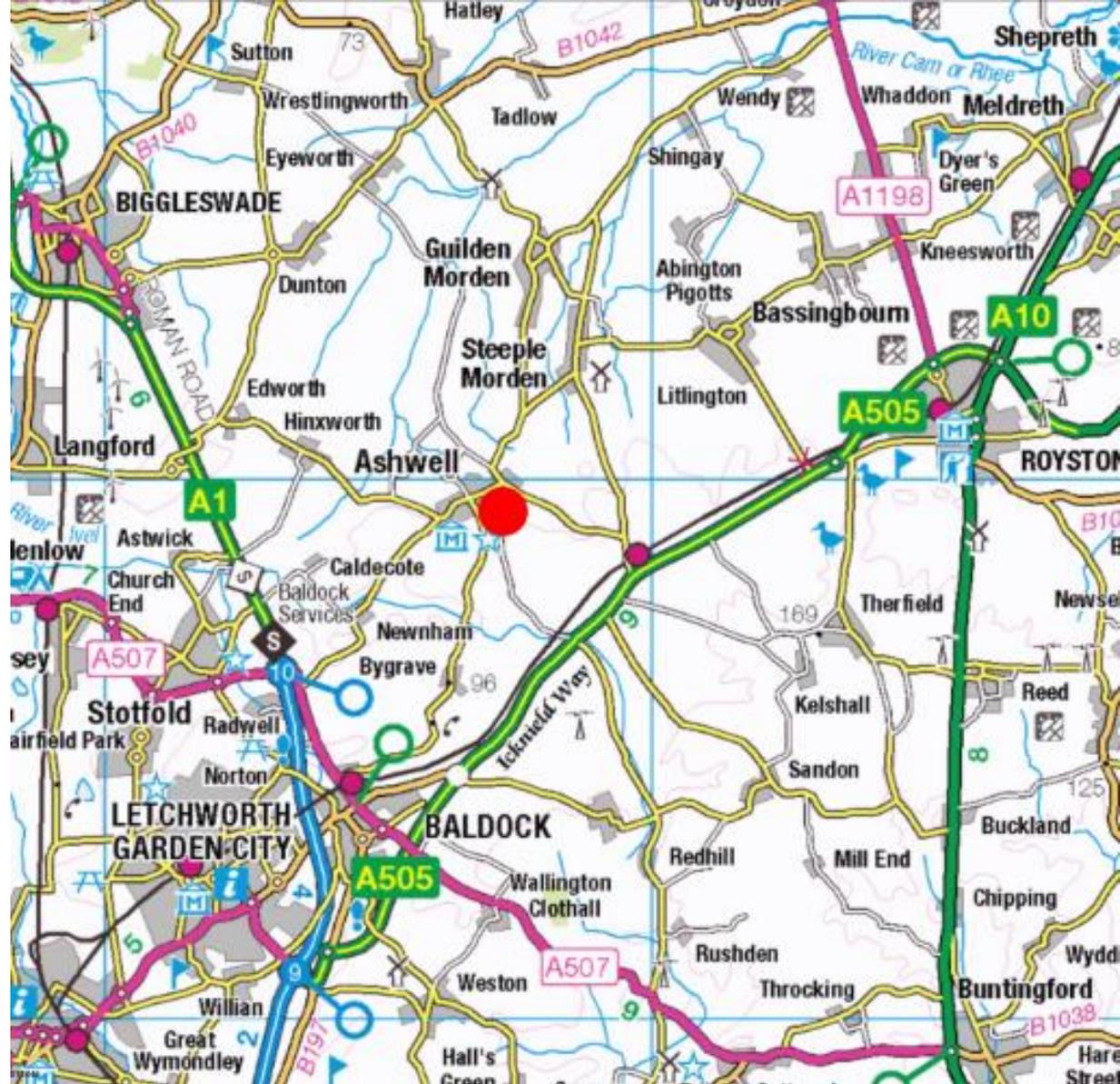
t. 07523 685528

**Joe Worboys**

Partner

e. [joe.worboys@ceresproperty.co.uk](mailto:joe.worboys@ceresproperty.co.uk)

t. 07771 903710



Ceres Property gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Ceres Property does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter any contract on behalf of the Vendor. 4. Ceres Property does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact Ceres Property at Unit 1 Whitbreads Business Centre, Whitbreads Farm Lane, Little Waltham, Chelmsford CM3 3FE who will try to have the information checked for you.

manor  
oak  
HOMES

CERES  
PROPERTY