EMPLOYMENT LAND AT KENNETT GARDEN VILLAGE, CAMBRIDGEHIRE

FOR SALE IN WHOLE OR IN PARTS

CERES PROPERTY

LAND AT KENNETT GARDEN VILLAGE, WEST OF STATION ROAD, KENNETT

An opportunity to acquire land with a planning consent for a range of employment uses either in part or as a whole.

- Outline planning permission for around 80,000 sq.ft. of employment-related uses

- Site area of approximately 8.756 acres (3.543 ha)

- Located within Kennett Garden Village, approximately 11 miles to the west of Bury St Edmunds and 19 miles north-east of Cambridge

- Kennett Railway Station provides connections into London via the Ipswich/Cambridge branch line

- For sale by Private Treaty

LOCATION

The site forms part of Kennett Garden Village, which is situated immediately to the south-west of the village of Kennett, within the jurisdiction of East Cambridgeshire District Council. Kennett is located approximately 11 miles to the west of Bury St Edmunds and 19 miles north-east of the affluent and fast growing city of Cambridge. The village is situated 1 mile to the east of the A11 and close to the A14.

Kennett benefits from a railway station which is on the Ipswich/Cambridge branch line and provides connections into London. The parcel is situated closest to the railway station, adjacent to the new Kennett Garden Village entrance and accessed from the new junction on Station Road. The adjoining Banks industrial area is to the south and the Pippin Green housing area is to the north.

DESCRIPTION

The land is self-contained and is situated to the south of the new perimeter road. It measures approximately 8.756 acres (3.543 ha) and is located on the south side of Kennett Garden Village.

In addition to the Enterprise Park, Kennett Garden Village will comprise 500 homes, a new single form

entry primary school, retirement village, community facilities, village centre, new village green and extensive communal landscaping / open space.

Bellway Homes has acquired the residential parts. The new primary school building opened in October 2025.

PLANNING

Outline planning consent was granted (East Cambridgeshire District Council Planning Reference: 18/00752/ESO) for Kennett Garden Village in April 2020, a copy of the Decision Notice is contained within the Information Pack.

The land has been demarcated for employment-related uses as part of the overarching outline planning permission granted for Kennett Garden Village. The planning permits:
- Up to 2,969 sq.m. of B1 Business use
- Up to 2,977 sq.m. of B2 General Industrial use
- Up to 1,762 sq.m. of B8 Storage and Distribution use
- Up to 466 sq.m. of D1 Non-residential institutions use, which could include creches/nurseries (excluding schools)

TENURE

The site is to be sold freehold with Vacant Possession, as a whole or in part.

EASEMENTS, WAYLEAVES AND 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.

RESTRICTIONS

Use classes will be limited to those specified within the planning permission, as set out within the 'Planning' section above.

SERVICES
Bellway have delivered the primary and secondary roads to provide access and points of connection for all utilities required.

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.

METHOD OF SALE
Offers are invited.

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

INSPECTIONS
Inspections should be arranged by prior appointment with the selling agents.

SELLING AGENTS
Anna Logan
Associate Partner, Ceres Property
e. anna.logan@ceresproperty.co.uk
t. 07523 685528

Iain Halls
Partner, Ceres Property
e. iain.halls@ceresproperty.co.uk
t. 07735 262700

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