

# CARE HOME OPPORTUNITY WITH PLANNING PERMISSION

41 MARKET STREET, FORDHAM, CB7 5LH



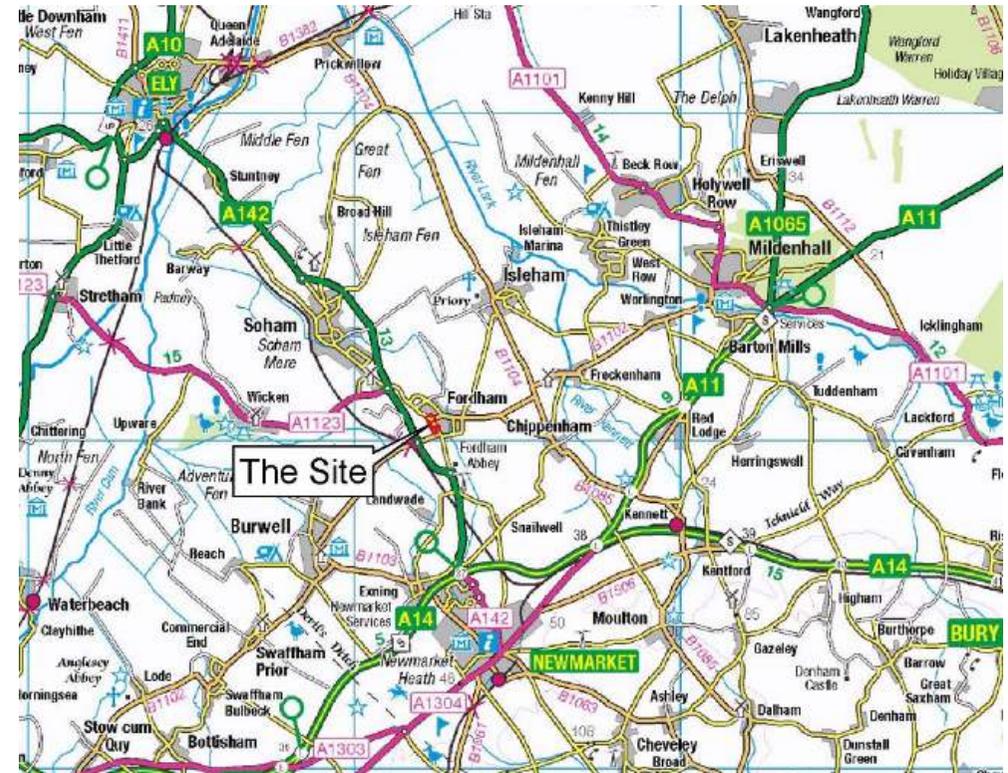
An excellent opportunity to acquire a development site benefitting from outline planning permission for a care home for up to 75 bed spaces.

- Ely – 8.5 miles to the north
- Cambridge – 17 miles to the south west
- Newmarket – 5 miles to the south
- Newmarket Train Station – 6 miles to the south
- A11 – 6 miles to the south east
- A14 – 3.5 miles to the south

### Enquiries

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**LAND AT 41 MARKET STREET, FORDHAM,  
CAMBRIDGESHIRE  
FOR SALE BY INFORMAL TENDER**

*Location Plan – Not to Scale*



## Hill Residential

The adjoining residential development is being undertaken by Hill. Hill are an award-winning house builder specialising in developing distinctive new homes across London and the South East of England.

To provide a guide to the quality and style of homes anticipated at Fordham we have included some images of completed nearby developments. For further information both on Hill and the developments please refer to [www.hill.co.uk](http://www.hill.co.uk)



## In Brief

- Outline planning permission for up to 150 residential dwellings, a care home for up to 75 bed spaces, a local shop and ancillary medical consulting facility.
- Care home land extends up to approximately 0.66 hectares (1.63 acres).
- Sought after location
- Full online Information Pack available.
- For sale by Informal Tender
- Closing date for proposals Midday on Friday 8<sup>th</sup> February 2019.

## Location

Fordham is a Cambridgeshire village situated 4 miles north of Newmarket, 9 miles south of Ely, 18 miles from Bury St Edmunds and 23 miles from Cambridge.

Fordham benefits from a Co-op convenience store and a range of other public houses, restaurants and shops.

## Transport

The A14 is 3.5 miles south of Fordham which provides quick access to both Cambridge and Bury St Edmunds.

Train services via Ely and Newmarket with direct links to Cambridge, Norwich and London. Ely to Cambridge direct in 20 mins. Direct train from Ely to London in 1h15 mins.

Fordham benefits from a regular bus service to Ely, Cambridge and Newmarket as well as the villages in between.

## Description

Land at 41 Market Street, Fordham is located in the jurisdiction of East Cambridgeshire District Council (ECDC). The site is accessed off Soham Road, B1102, via a new proposed access way which is currently being considered by the Local Planning Authority.

The whole site extends to approximately 9.05 hectares (27.4 acres) and is currently open grass land and former plant growing fields. The land for the care home is currently open grass land.

The care home land extends up to approximately 0.66 hectares (1.63 acres).

## Town and Country Planning

Outline planning permission (reference 17/00880/OUM) was granted on 8 August 2018. The outline planning permission permits the residential development of up to 150 dwellings (30% affordable housing) a care home for up to 75 bed spaces, a local shop and ancillary medical consulting facility and new vehicular and pedestrian accesses.

Copies of plans and planning documents can be provided to interested parties. The outline permission states that Approval of the details of Appearance, Landscaping, Layout and scale, called the reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced. The purchaser will be responsible for submitting the reserved matters planning application for the Care Home Phase of the development in consultation with Hill.

In addition, further supporting information will need to be submitted in conjunction with the Hill, including the following documents which are required by way of planning conditions attached to the outline consent:

- A Construction Environmental Management Plan (CEMP)
- A Detailed Waste Management and Minimisation Plan (DWMMMP)
- A scheme for the provision and location of fire hydrants
- A noise assessment
- Details of the proposed arrangements for future management and maintenance of the proposed streets.
- A Travel Plan together with the form and content of Welcome Travel Packs to be issued to new residents on the first occupation of each new dwelling.
- Details of drainage
- A detailed Arboricultural Method Statement (AMS)
- An energy and sustainability strategy
- A scheme of biodiversity mitigation measures and enhancements.

The Care Home land is subject to the restrictions and requirements detailed within the outline consent unless otherwise specified by Hill.

## Planning Agreements

A Section 106 Agreement and Unilateral Undertaking (together the “Planning Agreements”) were completed on 7 August 2018. The Planning Agreements are contained within the online Information Pack.

The purchaser of the site will be fully liable for any CIL obligation arising from their reserved matters application in relation to the Care Home Phase. Moreover, should the Care Home Provider wish to have any Public Open Space adopted on the Care Home site the Care Home Provider will be obliged to pay any Public Open Space contribution required by the Local Planning Authority.

## Information Pack

A comprehensive Information Pack is available upon request.

The Information Pack contains copies of planning, technical and legal documents relating to the site. Interested Parties will be deemed to have submitted proposals in the full knowledge of all the documents within the online Information Pack.

## Tenure

The freehold of the property is offered for sale with vacant possession on completion.

## Ground Investigation

A site wide ground investigation survey has been carried out on the site. The results for the care home land are within this report. In broad terms, the survey identifies that the ground conditions comprise topsoil, some made up ground the underlying was West Melbury nearly chalk formation.

The survey report concludes that there is no significant risk to either ground contamination or to ground water. If contamination is found this needs to be reported to the Local Planning Authority in accordance with the outline decision notice.

## Archaeology

Hill will be responsible for discharging the archaeological condition attached to the site. There may however be a requirement for a watching brief and if this is imposed on a site wide scale the Care Home provider will be responsible for complying with this requirement for their section of the site.

## Ecology

There is a requirement to provide Bat boxes and tubes across the site and the Care Home Provider will need to make an allowance for the incorporation of these features into their detailed design.



### **Flood Risk and Drainage Strategy**

Hill has prepared a surface water strategy to include the Care Home Land. The site is a low risk of flooding. The strategy is a mixture of Swales, Infiltration and Pipped systems. The site will be required to achieve discharge rates of 5ls

Mains foul water is located in Soham Road.

### **Arboricultural**

Except as detailed on the approved plans, no trees shall be pruned or removed/felled and no hedges shall be removed without the prior written approval of the Local Planning Authority. A copy of the tree survey is provided in the information pack.

### **Access**

Hill have received full planning permission for an independent access to serve the Care Home Land. The Care Home provider will be responsible for providing the access and discharging all relevant conditions attached to it. Hill will reserve a right of access over this new roadway to serve their residential development for emergency access only.

### **Wayleaves, easements, covenants and rights of way**

The site is sold subject to all wayleaves, easements, covenants and rights of way, whether or not disclosed. Interested parties are to refer to the Bidding Guidelines and Legal Report on Title for further information in relation to this.

### **Method of Sale**

The freehold of the property is offered for sale by Informal Tender. Offers are to be submitted in writing to Bidwells, Bidwell House, Trumpington Road, Cambridge, CB2 9LD by Friday 8<sup>th</sup> February 2019. For the attention of James Lankfer.

Proposals should be clearly marked '**Care Home, 41 Market Street – For the attention of James Lankfer.**'

All proposals are to be in writing **in accordance with the Bidding Guidelines**. Emailed offers will be accepted if followed by a hard copy. The Seller reserves the right to reject any or all offers.







## Viewings

Viewing is strictly by appointment. If you would like to view the property, please contact James Lankfer on 01223 559558 to arrange an appointment.

Interested parties must be accompanied on site at all times, as organised by prior appointment and in the presence of an employee of Bidwells or representatives of the Seller. Parties should take due care for their own personal safety when inspecting the site.

## VAT

We understand that the Seller is electing to opt the Property to tax, therefore VAT may be chargeable on the property at the prevailing rate.

## Photographs

The photographs in these particulars were taken in September 2018.



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