

# LAND TO THE WEST OF FOWLMERE ROAD

FOWLMERE, CAMBRIDGESHIRE, SG8 7QN

Consented Residential Development Opportunity



savills

Indicative Sales Boundary

## KEY HIGHLIGHTS

- Resolution to Grant Outline Planning Permission for 8 self and custom build dwellings;
- Extending to approximately 0.99 ha (2.46 acres);
- Offers are sought for the freehold interest with vacant possession;
- Offers are to be received by **12 noon 21<sup>st</sup> July 2025**

## INTRODUCTION

On behalf of Mulberry Strategic Land Limited, Savills (UK) Ltd ('Savills') is pleased to offer for sale the freehold interest in the land to the west of Fowlmere Road, Fowlmere, Cambridgeshire, (hereafter referred to as 'the Property').

The method of disposal is by informal tender. Interviews may be held thereafter. Offers are invited on an unconditional basis.

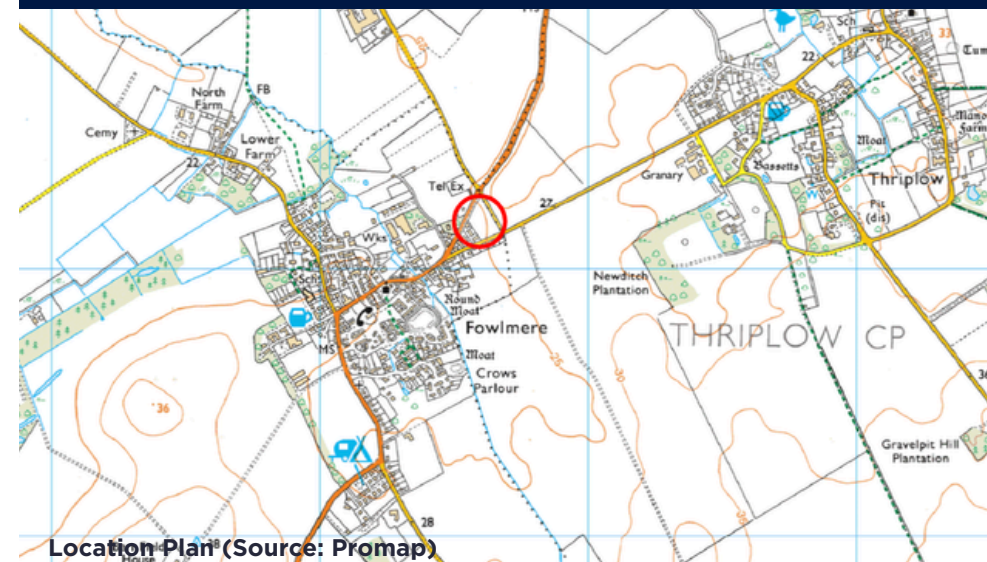
Preference will be given to clean bids and to parties who can clearly demonstrate that they have undertaken a full analysis of the Property and understood all of the obligations to be placed upon them.

## LOCATION

The Property is located within Fowlmere, a thriving rural village in South Cambridgeshire, which is circa 10 km (6.2 miles) to the north-east of Royston and circa 14 km (2.5 miles) to the south-west of Cambridge. The Property is located approximately 650m from the centre of Fowlmere. Fowlmere benefits from a range of services and facilities which include a primary school, village hall, public house, restaurants, sports pitches and a children's play area. The RSPB Fowlmere Nature reserve covers around 200 acres and includes a range of walking trails and bird-watching opportunities. The village hosts an existing business Park (The Butts Business Centre) with associated facilities, café and planned expansion. The Way also houses a newly planned R&D facility, including co-working spaces, café and gym.

Located in Fowlmere, close to leading research centres such as Babraham Research Park, Melbourn Science Park, and the Wellcome Genome Campus, the newly developed Alchemy Campus is ideally positioned to support collaboration across South Cambridge's life sciences sector. The campus offers 120,157 sq ft of state of the art laboratory and office space.

In respect of connectivity, the A505 lies approximately 4 km (2.5 miles) to the south-west of the Site which leads to the A1(M) motorway at Letchworth and the M11 motorway at Duxford, both of which provide fast north-south road links to London and other parts of the country, and connects the village to the wider national network. The closest train station is Foxton Railway Station which is located approximately 3.5 km (2.2 miles) to the north of the Site which provides regular direct services to London Kings Cross in approximately 1 hour and 15 minutes.



## DESCRIPTION

The Property comprises an irregular shaped parcel of agricultural grazing land extending to approximately 0.99 hectares (2.46 acres). The Property is bordered by well established hedgerows and associated trees that bound the Property to the north, east and south with intermittent trees along the western boundary. Cambridge Road is located immediately north of the Property, Thriplow Road is situated to the south and the rear gardens of the residential properties along The Triangle back onto the Property's western boundary.

Vehicular access to the Property is proposed directly off Thriplow Road, along the southern edge of the Property.

## PLANNING

The Property falls within the planning jurisdiction of South Cambridgeshire District Council (SCDC). Planning Application (24/03406/OUT) received a resolution to grant at committee on 9th April 2025. The description of development is: 'Outline application for the development of up to 8 No. self and custom build dwellings, with all matters reserved except access, together with all ancillary works'.

The Planning Application will enable the purchaser to develop the Property for up to 8 large, detached houses. The Purchaser may elect to service the site and sell serviced parcels to self-builders (Self Build) or deliver the houses as a developer, working with future residents who will benefit from a substantial Stamp Duty saving compared with a conventional speculative model (Custom Build). Under the Custom Build approach, the developer would market the individual dwellings (providing example layout and finishes). The developer will then work with a purchaser to finalise internal configuration and external finishes. The developer will thereafter secure detailed planning consent and deliver the Custom Build house to the agreed specification.



Example Plot Layout

## SECTION 106 & CONDITIONS

The Section 106 is in the process of being agreed and the Heads of Terms are included within the data room, along with draft planning conditions.

## PROPOSED SCHEME



Plot Passport

The application includes a Plot Passport parameter plan which will guide the final design of the proposed dwellings. The passport specifies the location and maximum footprint of individual houses. Future reserved matters applications will provide details of the appearance, landscaping, layout and scale of the dwellings.

The proposed accommodation schedule is included below:

Plot	Accommodation (Sq M) Including Garage	Single Storey / Garage
A	324	NA
B	300	NA
C	324	NA
D	240	36
E	240	36
F	324	NA
G	324	NA
H	218	42
Indicative max.built footprint (including house and garage) 162 Sq M		

## ACCESS

A 2m wide Pedestrian link is to be provided to the Triangle, providing new residents with a safe walking route to Cambridge Road.

Two new bus stops and a bus shelter are to be provided on Cambridge Road.

Vehicular access will come from Thriplow Road and run between existing trees that lie along the Property's southern boundary.

## TECHNICAL

We recommend reviewing all the technical documents in detail. We summarise the key technical considerations below:

### Drainage

Rolton Group were commissioned to prepare a Flood Risk Assessment and Drainage Strategy.

It is proposed that surface water disposal will be through infiltration. Testing shows an infiltration rate of  $1.5 \times 10^{-5}$  m/s at the Property's lowest point. The main access road and roof drainage will be directed via a piped drainage system and swale into an infiltration pond.

The nearest foul drainage is beyond the Property boundary to the north and south. AW records suggest it is possible to connect to these by gravity. It is proposed that the foul drainage network would be offered for adoption by Anglian Water.

The Property is located within Flood Zone 1.

### Utilities

A Utilities Supplies Statement was prepared by Rolton Group that concluded that mains cold water, electrical, and telecommunication infrastructure are near of the Property but do not appear to be present within the Property's boundaries.

### Arboricultural

Middlemarch Environmental were commissioned to undertake an Arboricultural Impact Assessment. The northern tree belt growing alongside the Cambridge Road is subject to a group Tree Preservation Order. These trees are of a moderate quality (Cat B).

### Biodiversity Net Gain

An updated Biodiversity Metric Assessment was carried out by Middlemarch Environmental in November 2024. The report concluded that the proposed development will require an offsite compensation solution to address the residual requirement of 1.14 BU (Habitats) to ensure the proposal can deliver a 10% biodiversity net gain.



Tree Survey Plan

## RIGHTS OF WAY

The Property will be sold subject to and with the benefit of all rights, covenants and agreements and declarations affecting the Property.

## VIEWINGS

Viewings are strictly by appointment only to be arranged through Savills Cambridge. A viewings day will be arranged during the course of the marketing period. Further details will be provided.

## BIDS

Offers are invited on the condition of the S106 being approved (expected July 2025). Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken full analysis of the Property and understood all the obligations to be placed upon them.

Offers are to be received by 12 noon on the **21<sup>st</sup> July 2025**. E-mail offers will be acceptable, addressed to [joe.last@savills.com](mailto:joe.last@savills.com) and [molly.eyles@savills.com](mailto:molly.eyles@savills.com). Interviews may be held shortly thereafter.

The vendor will not be bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

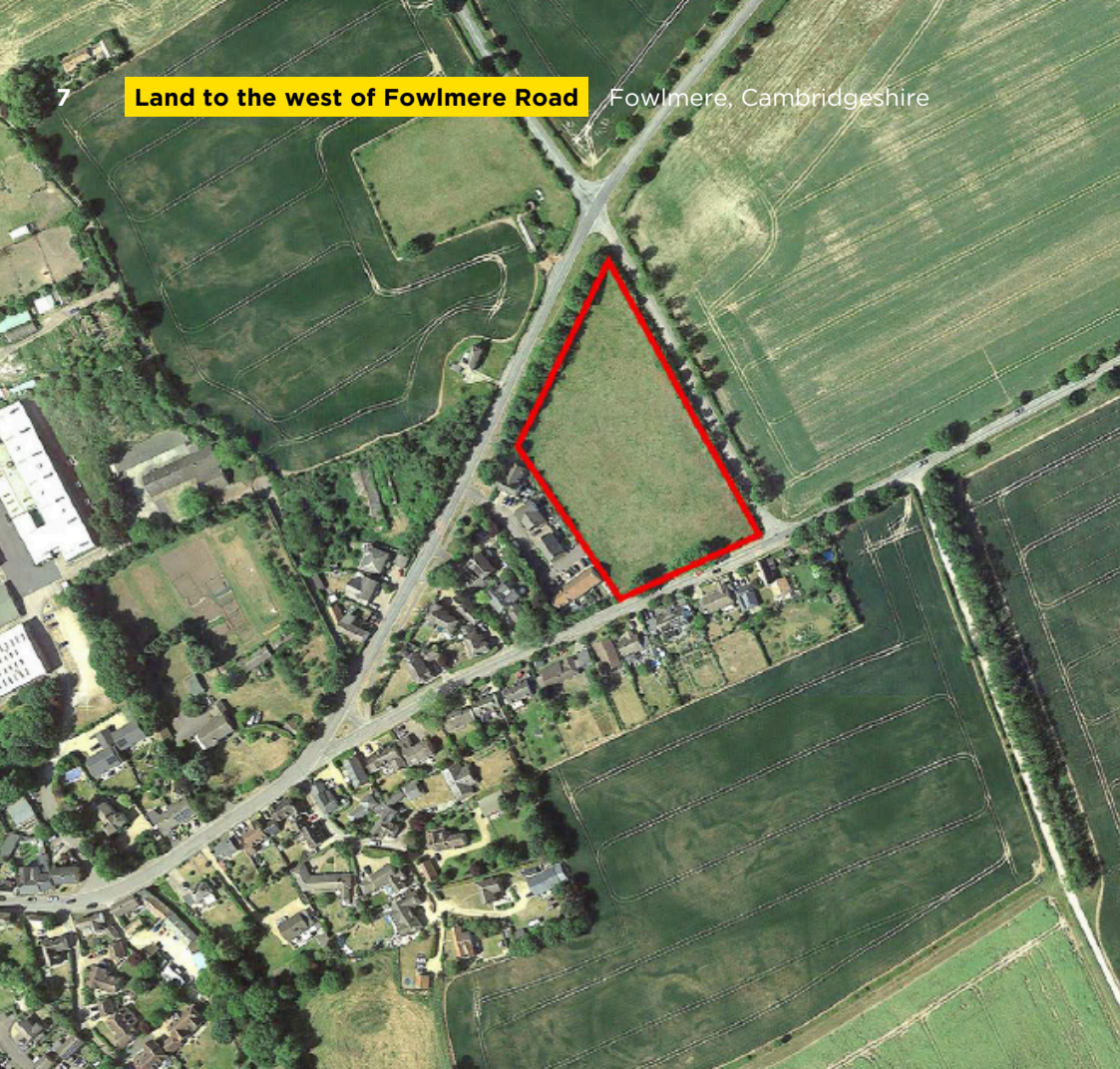
## BIDS SUBMISSION

The following is to be submitted as part of any bid:

- Confirmation of Price;
- Outline of board approval process;
- Proof of funding;
- Details of solicitors to be instructed;
- Details of the anticipated purchase timetable;
- Confirmation of deposit to be paid upon exchange of contracts;
- Details of track record and any nearby land interests;
- Completed Bid Proforma.

## BID PROFORMA

Bid Terms		
Headline Net Purchase Price		
Payment Terms		
Price Adjustments (if any)		
Number of Units		
Proposed Overage (s)		
Timescales to Exchange and Completion (including approvals process)		
Proof of Funding Including Funding Sources		
Details of Solicitors to be Instructed		
Confirmation that you and any consultants or solicitors have reviewed the contents of the Savills Data Room		
Bid Parameters / Assumptions		
Total Number of Plots		
Average Private Revenue (Sq Ft)		
Cost Allowances		
Abnormal Costs	Foundations	
	Ground Investigations	
	Remediation	
	Earthworks / Topsoil	
	Plot Connections	
	Noise	
	Landscaping	
	Biodiversity Net Gain	
Any Further Abnormal Costs		



## VAT

Please note that VAT is charged on the sale of the Property.

## FURTHER INFORMATION

For access to the data room, please do contact one of the below individuals.

## CONTACT

**Joe Last**  
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07870 999 271

**Molly Eyles**  
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