



FOR SALE / TO RENT

615 Newmarket Road, Cambridge, CB5 8PA

- Showroom, industrial units & hardstanding
- **0.74 hectares** (1.82 acres) / **1,850 sq m** (19,900 sq ft)
- Potential for development, subject to planning
- Freehold with vacant possession, or new lease



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Beckland and BTG Eddisons are jointly instructed to offer for sale or let the land and buildings as edged red, known as 615 Newmarket Road, Cambridge (the Site).

Description

A highly prominent site of **1.82 acres** located on Newmarket Road, one of Cambridge’s main arterial roads, approximately 2 miles east of Cambridge City Centre. The site is currently occupied by the showroom and industrial units used and occupied by the Ivett & Reed Stonemasonry business, that will be seeking to relocate. The existing buildings on site total approximately 20,000 sq ft.



Showroom

Single storey building fronting Newmarket Road providing high quality showroom accommodation with ancillary offices. The building features an impressive glazed aspect to Newmarket Road.

Industrial Units

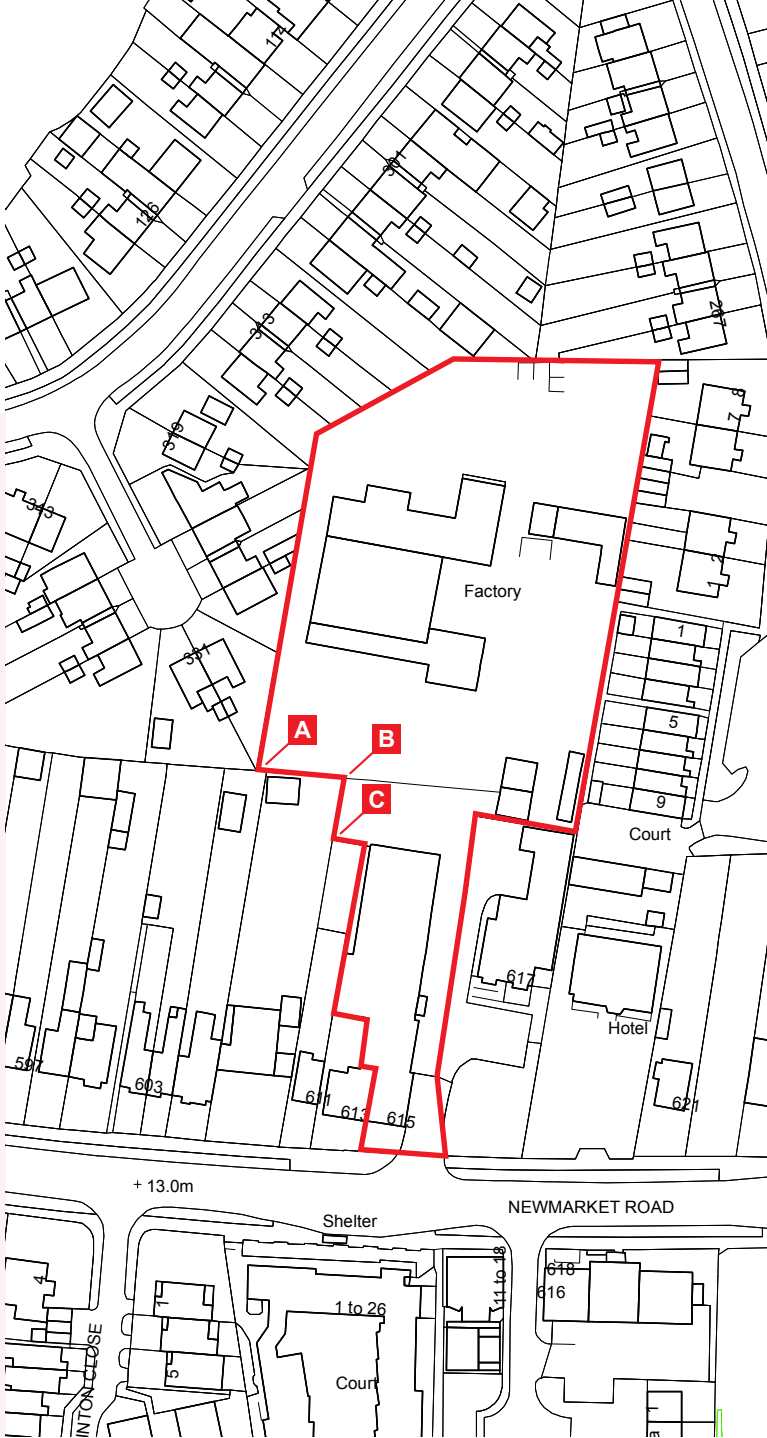
A range of versatile block built units with roller shutter access and mezzanine to part.

Yard

A substantial concrete laid yard with perimeter fencing.

The property has the following approximate gross internal floor areas:

	sq m	sq ft
Showroom	660	7,104
Industrial Units	1,014	10,917
Stores	118	1,266
Cabin	58	619
Total GIA	1,850	19,906



Location

The Site is located to the north of Newmarket Road, in an area of Cambridge known as East Barnwell. Cambridge City Council has identified East Barnwell as an area within the city for significant re-investment, with a number of major schemes underway, which propose new community facilities, infrastructure, commercial/retail spaces and housing, all with the ambition of significantly improving the East Barnwell area.



The Cambridge Investment Partnership are currently developing out two sites on the Barnwell Road/ Newmarket Road roundabout which will fundamentally change the character of the surrounding area, with 5 and 6 storey apartment blocks consented along Newmarket Road.

The majority of buildings surrounding the Site are residential, with some commercial buildings along Newmarket Road and Barnwell Road. There have also been some office-to-resi conversions near the Site. There are a variety of open spaces, play and recreation facilities within a short walk from the Site. These include Ditton Meadows to the north and Coldham Common to the south, and local green spaces - some with play areas - dotted amongst the nearby residential streets.

Connections

The location is well served by public transport with numerous bus routes, including Park & Ride, along Newmarket Road.

The A14 is only 1.5 miles to the north east, offering fast and easy access to the regions main road network and beyond.

The proposed Cambridge East station is a new railway station planned near Cambridge City Airport and Coldham's Lane, designed as part of the East West Rail (EWR) project.



Services

We understand that all mains services are available, albeit neither the agents or the vendors are able to confirm the exact location or the capacity of these services. Interested parties are, therefore advised to make their own enquiries of the relevant utility providers.

Planning Policy Context

The Site is within the jurisdiction of Cambridge City and lies outside of any conservation areas or areas of protected space. Any redevelopment proposals for the Site will be assessed against policies set out in the National Planning Policy Framework and the adopted Greater Cambridge Local Plan 2018.

The Site is not allocated in the 2018 Local Plan 2018, nor is it proposed to be allocated in the emerging Greater Cambridge Local Plan.

Planning History

Planning Applications

- Refurbishment of existing stonemason's yard (B2) to include new staff canteen, work premises and starter units together with associated facilities to provide 740sqm of additional floor space. Ref **C/00/0990/OP**. Status: Application Permitted.
- Renewal of **C/00/0990/OP** Refurbishment of existing stonemason's yard (B2) to include new staff canteen, work premises, and starter units, together with associated facilities to provide 740 square metres of additional floor space. Ref **C/04/0524/OP**. Status: Application Permitted.
- Erection of extension to offices. Ref **06/0278/FUL**. Status: Application Permitted.
- Installation of Solar Photovoltaic Panels on two south-facing roofs of workshop buildings to the rear of the premises. Ref **11/0227/FUL**. Status: Application Permitted.
- Side extension to existing showroom **14/0181/FUL**. Status: Application Permitted
- Demolition of existing store. Construction of new stone store and stone-cutting facility. Ref. No: **15/0707/FUL**. Status: Application Permitted.
- Demolition of existing house and erection of eight flats and one maisonette (net eight new homes) together with ancillary works. Ref. No: **21/01487/FUL**. Status: Refused Application.
- Demolition of existing house and erection of eight flats and one maisonette (net eight new homes) together with ancillary works. Ref. No: **22/02127/FUL**. Status: Non determination.

Planning Appeals

- Reserved matters to **C/04/0524/OP** refurbishment of existing stonemason's yard (B2) to include new staff canteen, work premises, and starter units, together with associated facilities. Ref **C/03/0806/RM**. Status: Approved.
- Demolition of existing house and erection of eight flats and one maisonette (net eight new homes) together with ancillary works. Ref. **22/00528/REFUSL**. Status: Appeal Dismissed.
- Demolition of existing house and erection of eight flats and one maisonette (net eight new homes) together with ancillary works. Ref. **22/00573/NONDET**. Status: Appeal Dismissed.

In 2001 outline planning permission was granted giving consent to refurbish the existing Stonemason's Yard to include a new staff canteen, work premises and starter units. The permission was renewed in April 2005. The reserved matters in respect to the permission were approved in part at appeal in October 2005 and the planning permission was implemented but not fully built out.

Between March 2021 and May 2022 two planning applications were submitted for similar schemes on part of the Site, which proposed the demolition of an existing house and the construction of eight flats and one maisonette. Both schemes were dismissed at appeal.

Retained Strip

The owner will retain a strip along the boundary between points A to B to C.

Tenure

Freehold with vacant possession.

Alternatively, a new lease will be considered for a term to be agreed. The owner will consider subdividing the Site.

Price / Rent

Price/Rent on application.

VAT

The property has not been registered for VAT and so VAT will not be charged to the purchase price.

Covenants, Rights and Reservations

617 Newmarket Road benefits from a right of way over the entrance way.

Drone Imagery

Drone imagery of the site can be viewed [here](#) and a 360 tour can be viewed at [60 Tour - 615 Newmarket Road](#)

Dataroom

The full Information Pack can be found [here](#)

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers / tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors.



Further Information

Should you have any queries or wish to make an inspection, please contact:

James Thomas

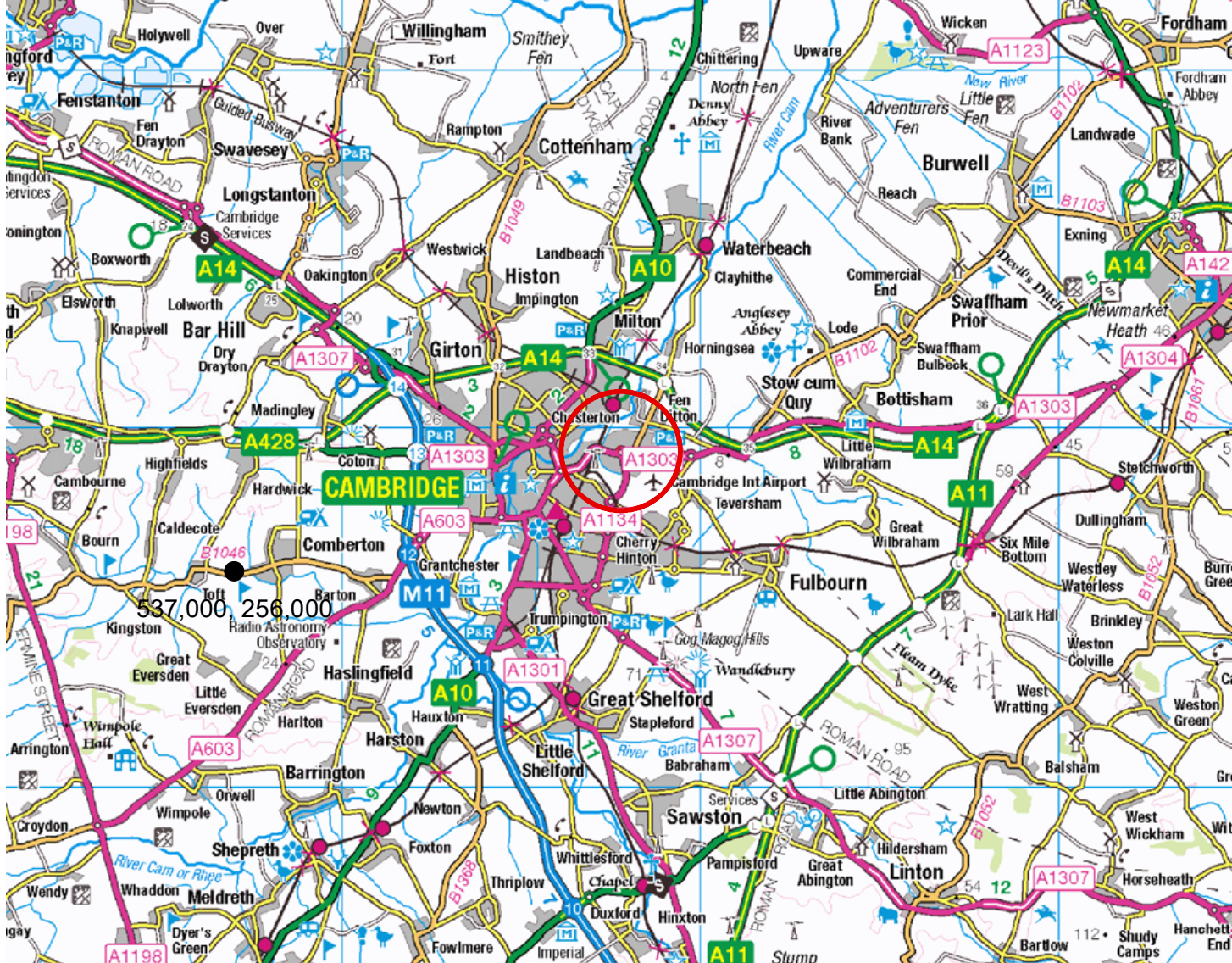
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Agents Note

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