



For Indicative Purposes Only

LAND WEST OF STATION ROAD,  
NORTHSTOWE, CAMBRIDGESHIRE CB24 3DS  
801.1237124/2026A

# LAND WEST OF STATION ROAD

NORTHSTOWE, CAMBRIDGE CB24 3DS



## Agreement

FOR SALE



## Detail

SUITABLE FOR A RANGE OF LEISURE, RETAIL, COMMERCIAL, HEALTH AND COMMUNITY USES (STP)

SITE FORMS PART OF A WIDER RESIDENTIAL DEVELOPMENT FOR 107 HOUSES



## Price

OFFERS FOR THE FREEHOLD INTEREST  
ENQUIRIES FOR BESPOKE OCCUPIER SOLUTIONS



## Size

0.35 acres (0.14Ha)



## Location

NORTHSTOWE  
CB24 3DS



## Property ID

801.1237124

**For Viewing & All Other Enquiries Please Contact:**



**SIMON PARSONS MRICS**

**Director**

[simon.parsons@eddisons.com](mailto:simon.parsons@eddisons.com)

01733 897722

## Property

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The site comprises a plot of land of approximately 0.35 acres (0.14Ha) and configured in a rectangular shape. The site fronts Station Road providing high profile location and suitable for a range of uses. The plot forms part of the Bellway Homes Limited (Eastern Counties) development of 107 residential units.

The subject site sits within the wider Northstowe development that will, when completed, provide circa 24,400 new residents and 10,000 new homes. The site is also located opposite the popular guided bus line, providing excellent communications into Cambridge.

To the south of the subject site, approximately 250 metres, Lidl has submitted a planning application (APP26/00951/FUL) for a new 1,529 sq.m. Foodstore. This development will further increase footfall around the site and provide a wider range of amenities to the area.

## Accommodation

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Land measuring approximately 0.35 acres (0.14Ha).

## Services

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The site will be serviced by the landowner and provided with mains electricity, drainage and water.

## Tenure

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Freehold.

## Town & Country Planning

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The subject site forms part of the Outline Planning Consent granted in November 2021 for the development of up to 107 dwellings (including affordable housing) and employment / community / café / development together with parking areas, landscaping and all associated infrastructure.

The application site comprises approximately 4.52 hectares (ha) of land. The site is adjacent to the B1050 Station Road which runs along the eastern boundary of the site. The western and northern boundaries are adjacent to other proposed development parcels with Northstowe Phase 3B. The site was originally identified in the adopted Northstowe Area Action Plan (2007) as reserve land under Policy NS/3 (part g). Policy SS/5 within the adopted South Cambridgeshire District Local Plan now designates this area for as an extension to Northstowe. The proposed development is for up to 107 dwellings and a community/ commercial space, with all matters reserved other than access onto Station Road.

Outline planning permission has been granted for up to 1,500 dwellings as part of Phase 1, along with up to 3,500 homes on phase 2. Outline applications are currently pending for up to 4,000 homes in phase 3A (20/02171/OUT), as well as for up to 1,000 dwellings by Homes England (20/02142/OUT) in Phase 3B to the west, and up to 80 dwellings by Middlereach Ltd (S/3854/19/OL) immediately to the north. These planned and permitted developments would result in approximately 10,200 homes across the three phases of Northstowe.

## Price

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Offers sought for the Freehold interest in the subject site.

The vendor will also consider pre-let agreements or freehold Design and Build solutions, interested parties should contact the Sole Selling Agents in the first instance.

## VAT

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VAT will be payable on the purchase price at the prevailing rate.

## Legal Costs

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

## Anti-Money Laundering

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In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/ tenants] prior to instruction of solicitors.

## Further Information

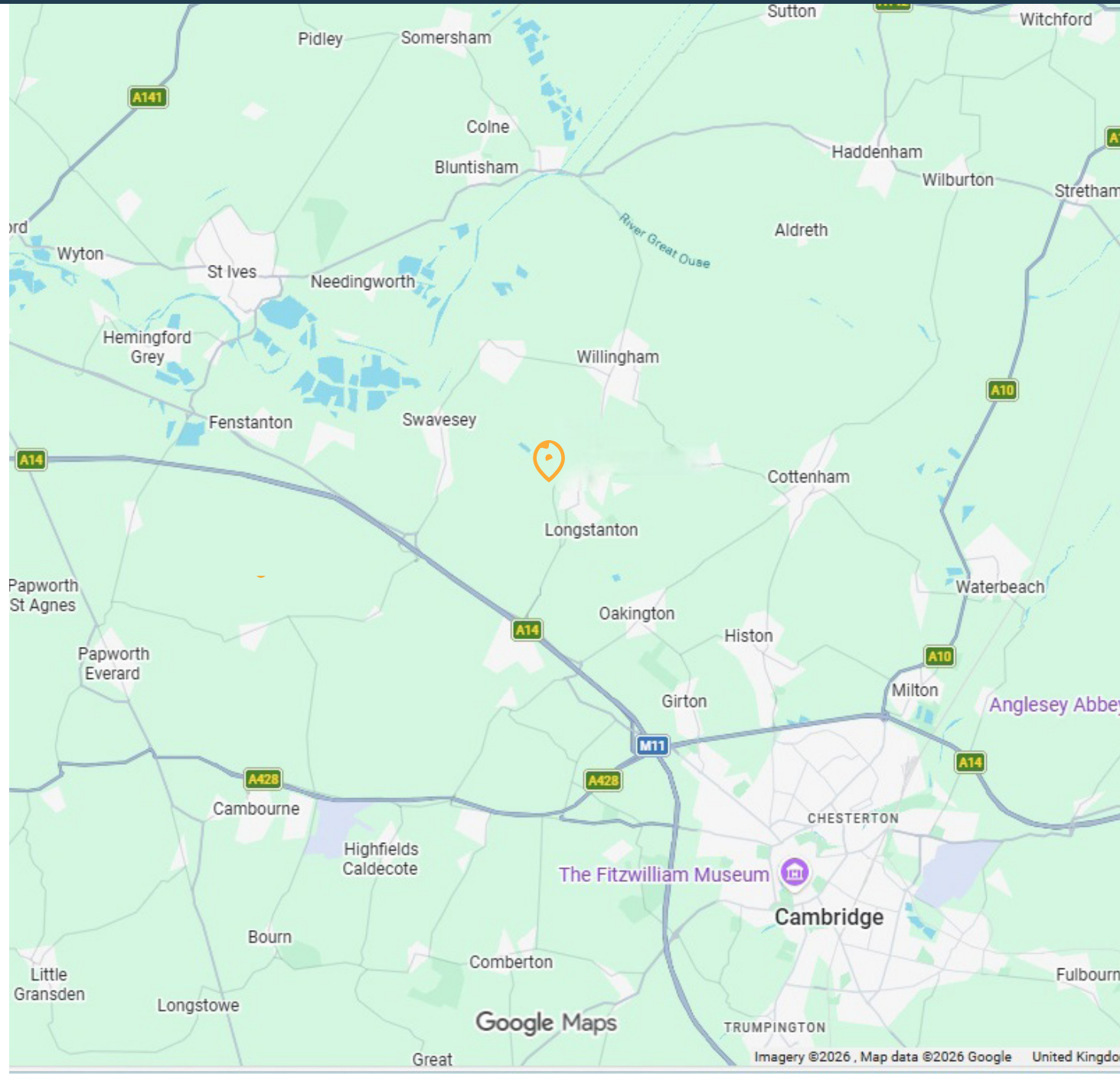
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Further information is available from the Sole Selling Agents.

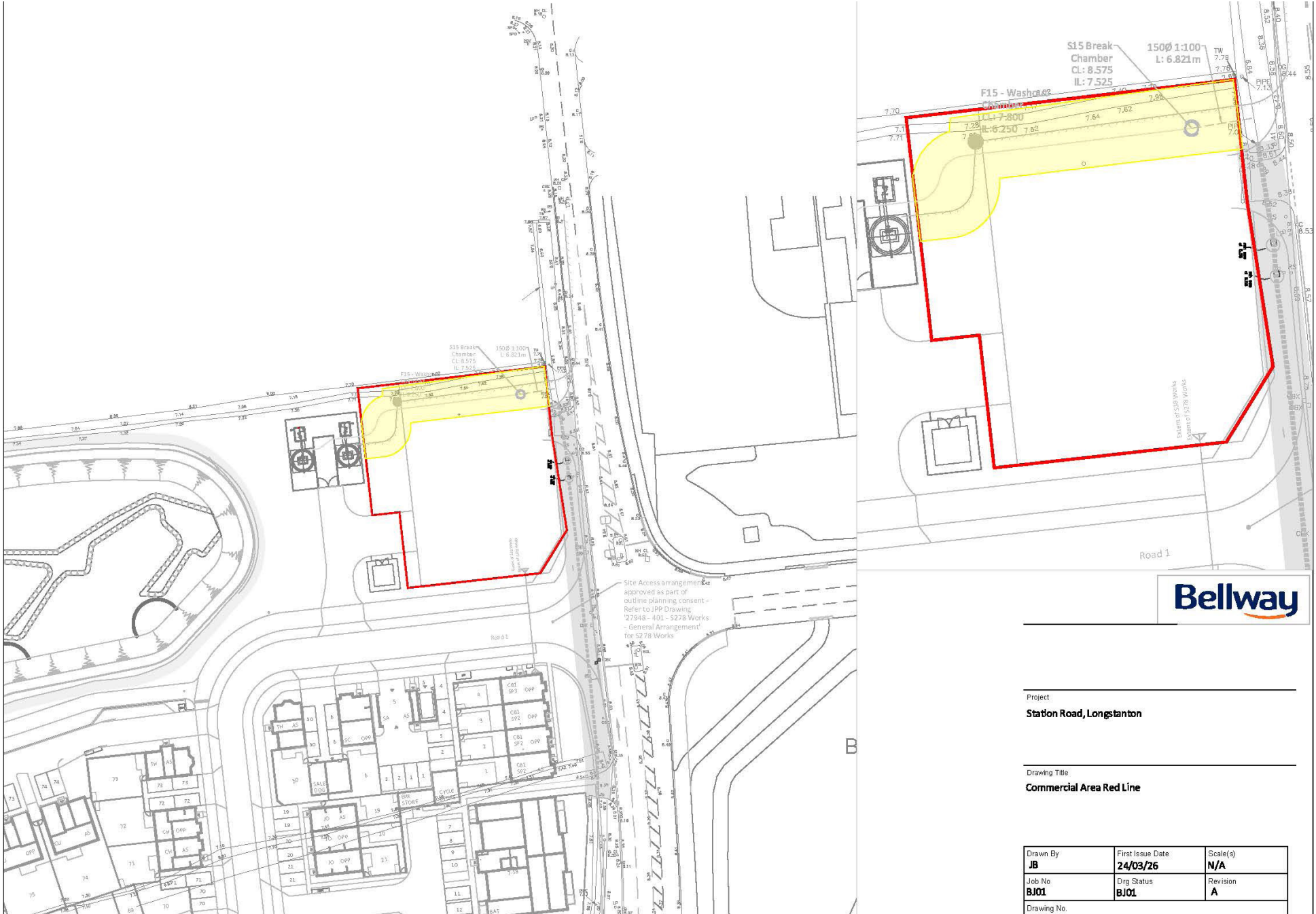
## Location

Longstanton is situated approximately 6 miles north-west of Cambridge, north east of Junction 25 of the A14 at Bar Hill. Immediately to the east is the area of Northstowe which is a new suburb providing a mixture of residential, community and leisure uses.

The site is situated on the western side of Station Road that links the village of Longstanton to Willingham in the North and via the B1050 in the south, the A14. Connectivity to Cambridge City is easily accessible with A1307 connecting with the B1050 at its junction with the A14 and providing access to Huntingdon Road at the A14 / M11 intersection.







Project  
**Station Road, Longstanton**

Drawing Title  
**Commercial Area Red Line**

Drawn By <b>JB</b>	First Issue Date <b>24/03/26</b>	Scale(s) <b>N/A</b>
Job No <b>BJ01</b>	Org Status <b>BJ01</b>	Revision <b>A</b>
Drawing No.		