RESIDENTIAL DEVELOPMENT OPPORTUNITY

Total site area 0.78 hectares (1.92 acres)
Outline Planning Permission for 16 dwellings
For sale freehold
Informal tender Monday 12 August 2019

66 THRAPSTON ROAD
Brampton, Huntington PE28 4TD
Residential Development Site

THE OPPORTUNITY
The site is being offered for sale freehold by informal tender with the benefit of an Outline Planning Consent for 16 dwellings.

The informal tender is set for 12 noon on Monday 12 August 2019

LOCATION
The site is positioned on one of the main roads leading into Brampton in a predominantly residential area.

Immediately opposite the site is the Brampton Memorial Centre comprising a combination of community buildings and playing fields.

THE SITE
The site is generally rectangular in shape and extends in total to approximately 0.78 hectares (1.92 acres).

The site appears generally reasonably level and there is an extensive hedge running along the site frontage. Part of the hedge will need to be removed as part of the development process. The owners will retain a substantial landholding to the rear of the site and it will be necessary to ensure that they have full rights of access now and in the future.

PLANNING
Planning permission has been granted by Huntingdonshire District Council - reference number 18/02569/OUT.

The planning permission is for ‘proposed residential development involving the erection of 16 dwellings at land east of 66 Thrapston Road, Brampton, proposed access arrangements and associated work’.

There is a Section 106 Agreement which confirms 40% of the houses will be affordable, with a minimum of 70% social rented.

Huntingdonshire District Council do charge CIL and the current rate is £121.21 per sq m.

We have prepared a Dropbox and the planning information will be included.

TENURE
The site is being offered for sale freehold with vacant possession. There will be a requirement for the current landowners to have the right to use the access to the rear field shown in the Planning Permission and this will need to be for a minimum of 7.3m wide.

VAT
The property has been elected for VAT and therefore will be charged on the sale proceeds.

ADDITIONAL INFORMATION
A Dropbox for additional information has been created and access details are available from the agents. The information to include:-

• Planning Permission
• Section 106 Agreement
• Various technical reports
• Copy of the registered Title
• Informal tender bid pro forma

PRICE
Offers in excess of £1,000,000 (one million pounds) are invited for the freehold interest with vacant possession.

TIMINGS
• Informal tender Monday 12 August
• Developer interviews Friday 16 August
• Instruct solicitors Wednesday 21 August
• Legal meeting Friday 7 September
• Exchange contract Friday 27 September
• Complete Friday 25 October

FURTHER INFORMATION
Should you require any further information, please contact Nick Muncey on 01223 326817/ nick.muncey@carterjonas.co.uk. Or Charles Harris on 01223 346596/ charles.harris@carterjonas.co.uk.
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