



Development Land at Former Huntingdon & Marine Site, Bridge Place, Godmanchester PE29 2A

Guide Price £1,250,000



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HUNTINGDON

Huntingdon is a bustling historic market town near Cambridge, with excellent road and rail links to London. The town straddles the ancient Roman Road of Ermine Street (part of the Great North Road), where it crosses the River Great Ouse. Huntingdon is full of history, and a Saxon town existed here as early as 650 AD.

Huntingdon High Street is pedestrianised making it easy to stroll between the historic attractions of the old town and the wide array of restaurants and shops, including the regular weekly market and the Chequers Shopping Centre.

The vibrant University City of Cambridge is around 20 miles away while Peterborough is 25 miles to the north. Major road routes via the A1 (M) and M11 are both within easy reach, while Huntingdon mainline railway station - a 15 minute walk from the site - provides direct services into London St Pancras Station in around an hour. Further afield both London Stansted and Luton Airports are circa 45 miles away.

Educationally there are first class pre-school groups, nursery and primary schools, two secondary schools and the Huntingdon Regional College for further and adult education.

DESCRIPTION.

This is a unique residential development site adjacent the river and just a short walk to Huntingdon Town Centre shopping facilities and the mainline railway station. The site also offers the opportunity for the redevelopment/refurbishment of the existing moorings.

PLANNING.

Full planning permission has been granted by Huntingdon District Council on 12th Jan 2023 for Eight houses and 8 apartments under reference 16/00906/FUL and all relevant material pertaining to the permission can be found on the Hunts District Council planning portal or from Bovingdons Limited.

OFFERS

Offers are invited for the freehold purchase of the site based on the approved scheme. All offers will need to be confirmed in writing to the sellers sole agent and include the following:

1. Any proposed conditions attached to the offer.
2. Proof of funding.
3. Timescales for proposed exchange and completion.
4. Proof of ID.
5. Details of Solicitors to be instructed on the purchase
6. Confirmation that a non refundable 10% deposit will be paid on exchange of contracts.
7. Confirmation that the purchaser is aware of the planning conditions including any S106 or CIL liabilities if applicable. (CIL is agreed at £225,187)

VIEWINGS

All viewings to the site are by prior appointment. The site is accessed via the shared road to Boathaven Marina and is then gated.

ACCOMMODATION SCHEDULE

The approved scheme allows for 8 houses and 8 apartments with the following square footages.

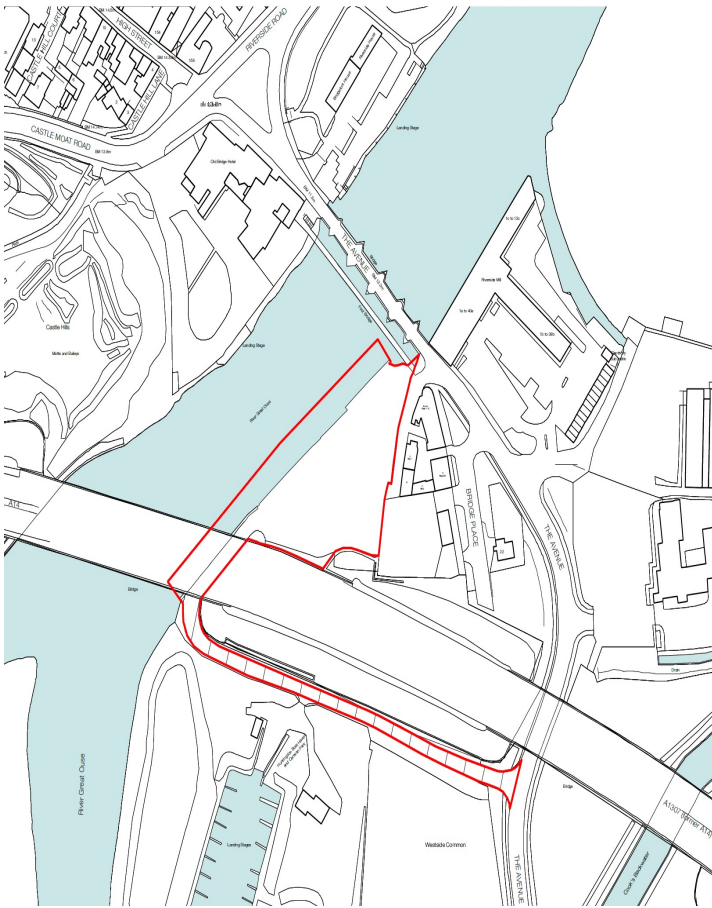
2 Bed flats from 674 to 737 sq feet

3 bed, 2 storey houses at 1225 sq feet

4 bed, 2.5 storey houses at 1545 to 1634 sq ft

It should also be noted that the planning approval provides for a small commercial unit (cafe or similar).

Please contact us for any further information or to arrange viewings to site.





Floor Plan



Viewing

Please contact our Soham Office on 07500 115321 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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