



**POTENTIAL MIXED-USE REDEVELOPMENT OPPORTUNITY**

**Carter Jonas**



## DESCRIPTION

The property currently comprises a two storey solid brick building which dates to the 19th Century and measures approximately 2,520sq ft (234sqm). The property is set back from the High Street and to the rear of the property, there is a gravel car park.

The site area extends to approximately 0.129 hectares (0.320 acres) and abuts existing residential dwellings to north and south.

## LOCATION

Soham is the second largest town in East Cambridgeshire and is located equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. Newmarket offers access to the A14 trunk road, which in turn leads to the M11 and the main motorway network. The village has a number of local services including the Co-op & Asda, pubs, hairdressers, leisure centre and a doctor's surgery. Soham has three primary schools and is home to the well-regarded Soham Village College together with sporting and social facilities. Soham train station operates on the Ipswich to Peterborough line with options to travel to Ely with its connections to Cambridge and London, March, Peterborough, Bury St Edmunds, Stowmarket, and Ipswich. London Stansted Airport is approximately 39 miles away via the A11.

## PLANNING

The site is within the settlement boundary of Soham, a market town in East Cambridgeshire District Council that is in the top tier of the Council's settlement hierarchy (therefore strong sustainability credentials). The site is located within the town centre boundary; this opens up a range of potential uses including retail, leisure and residential (typically upper floors in town centres). The site forms part of the Site Allocation SOH13 in the East Cambridgeshire Local Plan 2015.

A full planning application would be required for redevelopment, along with an application for conservation area consent (demolition and redevelopment).

The property is currently within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

A Planning Position Statement prepared by Carter Jonas is available upon request.

## TENURE

The site is held Freehold under Title Number CB243270 and is let for 15 years from 2015 until December 2030 to Blue Donkey Ltd under Title Number CB415342.

Title Register and Plans are available from the sole selling agents upon request.

## SERVICES

We understand that mains electricity and water are connected to the property, although interested parties are advised to make their own enquiries regarding services capacities and connections.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to, and with the benefit of all public and private rights of way, wayleaves and easements whether or not specifically mentioned.

## VAT

The property has not been elected for VAT.



## METHOD OF SALE

The property is offered for sale by way of Informal Tender.

Jason Capel –  
[jason.capel@carterjonas.co.uk](mailto:jason.capel@carterjonas.co.uk)

The Landowner reserves the right not to accept the highest, or indeed, any offers.

Please be informed that the Landowner will consider the gift back of any proposed ground floor retail unit to a 'shell and core' specification.

## VIEWINGS

There will be designated viewing days during the marketing period – the details for which will be disclosed in due course.

Viewing is by appointment only and please contact one of the sole selling agents for further information.

## PHOTOGRAPHS

The property was photographed in July 2023.

Existing plans and drawings are available on request from the sole selling agents.

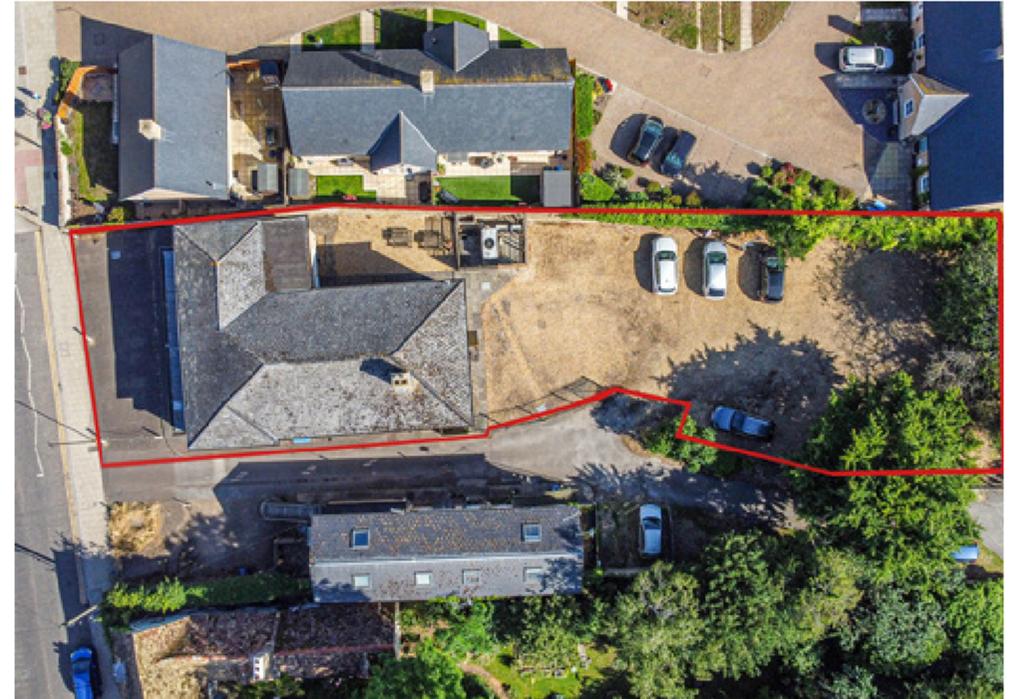
## NEW HOMES

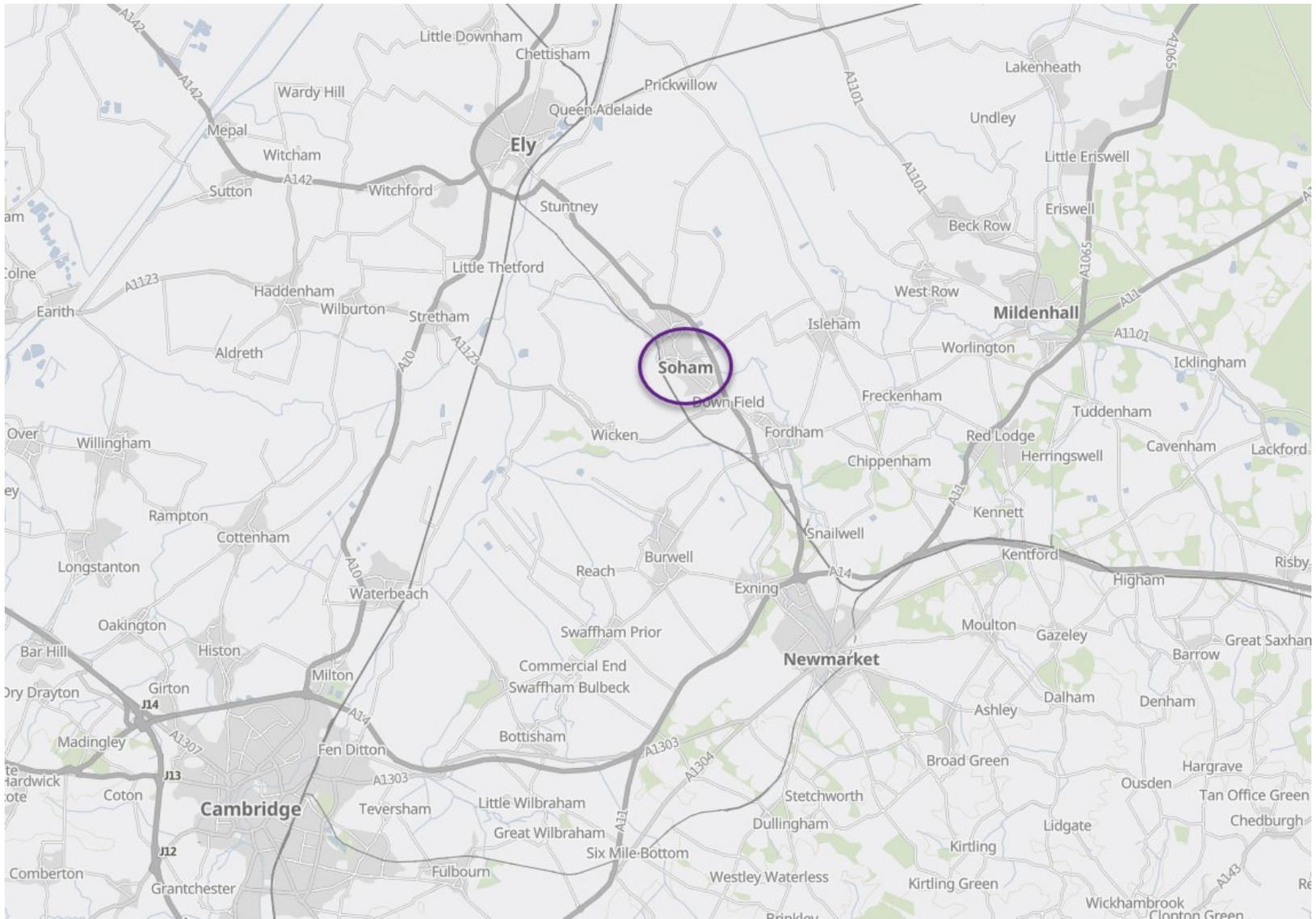
For information regarding New Homes sales values, please contact:

Jason Capel on 07973 679823

## COMMERCIAL AGENCY

Our commercial agency team will be happy to provide advice on request.





**FURTHER INFORMATION**

Should you require any further information please contact the Sole Selling Agents:

**JASON CAPEL**

TEL: 07973 679823  
Jason.capel@carterjonas.co.uk

**MEGAN CRACKNELL**

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