



RESIDENTIAL DEVELOPMENT OPPORTUNITY

OSPREY PLACE, ELLIOTT ROAD, PE15 6QU

For Sale by Informal Tender

Implemented Full Planning Permission for a development of 32 dwellings, Site extending to approximately 2.6 acres (1.05218ha)

Informal Tender 12 noon on Wednesday 16th December 2020

Carter Jonas

THE OPPORTUNITY

A residential development site, with an implemented planning permission for the construction of 32 no 3, 4 & 5 bedroom dwellings. Two of the properties have already been constructed and, we understand, sold to a single investor. However, they are currently inaccessible until the access road is completed.

There is no requirement for Affordable Housing.

Carter Jonas have been appointed by the official Receiver to dispose of the site, upon which development work has commenced, with some infrastructure works, including drainage and preliminary estate road construction having been undertaken.

LOCATION

The site is located on the east side of March, off Elliott Road, a residential street off the B1099 Wisbech Road.

March is a popular market town, with a wide range of amenities, including independent and national retailers, schools and transport links to Peterborough, Cambridge and Ely, by both road and rail.

PLANNING

The site benefits from a series of implemented planning consents including:

- Erection of 14 dwellings with associated garages, parking and access road involving part demolition of existing warehouse Ref. No: F/YR10/0530/O
- Erection of 14 x 3-storey dwellings comprising; 3 x 5-bed with attached single garages; 4 x 5-bed with

associated parking (plot 1 with detached double garage); 3 x 4-bed and 4 x 3-bed all with associated parking, involving part demolition of existing warehouse Ref. No: F/YR14/0305/RM

- Erection of 18 dwellings comprising 2 x 3-bed; 8 x 4-bed and 8 x 5-bed dwellings with associated parking involving the demolition of the existing building Ref. No: F/YR14/0631/F
- Details reserved by conditions 5, 6, 7 and 8 of planning permission F/YR10/0530/O (Erection of 14 dwellings with associated garages, parking and access road etc) and conditions 1, 6 and 7 of planning permission F/YR14/0305/RM (Erection of 14 x 3-storey dwellings comprising; 3 x 5-bed with attached single garages; 4 x 5-bed with associated parking (plot 1 with detached double garage); 3 x 4-bed and 4 x 3-bed all with associated parking, involving part demolition of existing warehouse) Ref. No: F/YR16/3105/COND
- Erection of 2 x 3-storey 5-bed dwellings (revision to plots 7 and 8 of F/YR14/0305/RM) Ref. No: F/YR19/0036/F
- Details reserved by conditions 4, 6, 7, 9, 10, 16 and 17 of planning permission F/YR19/0036/F (Erection of 2 x 3-storey 5-bed dwellings (revision to plots 7 and 8 of F/YR14/0305/RM) Ref. No: F/YR19/3059/COND
- Details reserved by condition 06 of planning permission F/YR19/0036/F (Erection of 2 x 3-storey 5-bed

dwellings (revision to plots 7 and 8 of F/YR14/0305/RM)) in relation to drainage Ref. No: F/YR19/3096/COND

- Details reserved by condition 8 of planning permission F/YR10/0530/O (Erection of 14 dwellings etc) and condition 6 of planning permission F/YR14/0631/F (Erection of 18 dwellings etc) Ref. No: F/YR19/3120/COND
- Non-material Amendment: Amendments to size, position and number of openings (to conform with Building Regs), increase of height to dwellings to a maximum height of approx. 9.1m high, insertion of door canopy, removal of balcony area and alterations to garage to house type F, relating to planning approval F/YR14/0305/RM (Erection of 14 x 3-storey dwellings comprising; 3 x 5-bed with attached single garages; 4 x 5-bed with associated parking (plot 1 with detached double garage); 3 x 4-bed and 4 x 3-bed all with associated parking, involving part demolition of existing warehouse) Ref. No: F/YR20/0036/NONMAT

A full planning summary is situated within the Microsite, which details the planning history of the site.

THE SITE

The site extends in total to approximately 2.6 acres (1.05218 hectares) and is brownfield in nature, with the former clothing factory having been demolished and cleared prior to the commencement of development.

As noted above,

TENURE

The site will be sold freehold. We are currently ascertaining, given the position with plot 7 & 8, the situation with regards to Vacant Possession.

VALUE ADDED TAX

The site has been opted for VAT which will be payable on the purchase price:

INFORMATION PACK

A data room, in the form of a Microsite has been created and includes Planning, Legal and Technical documentation.

TENDER

All tenders must be received by 12 noon on Wednesday 16th December 2020 and should be emailed to:

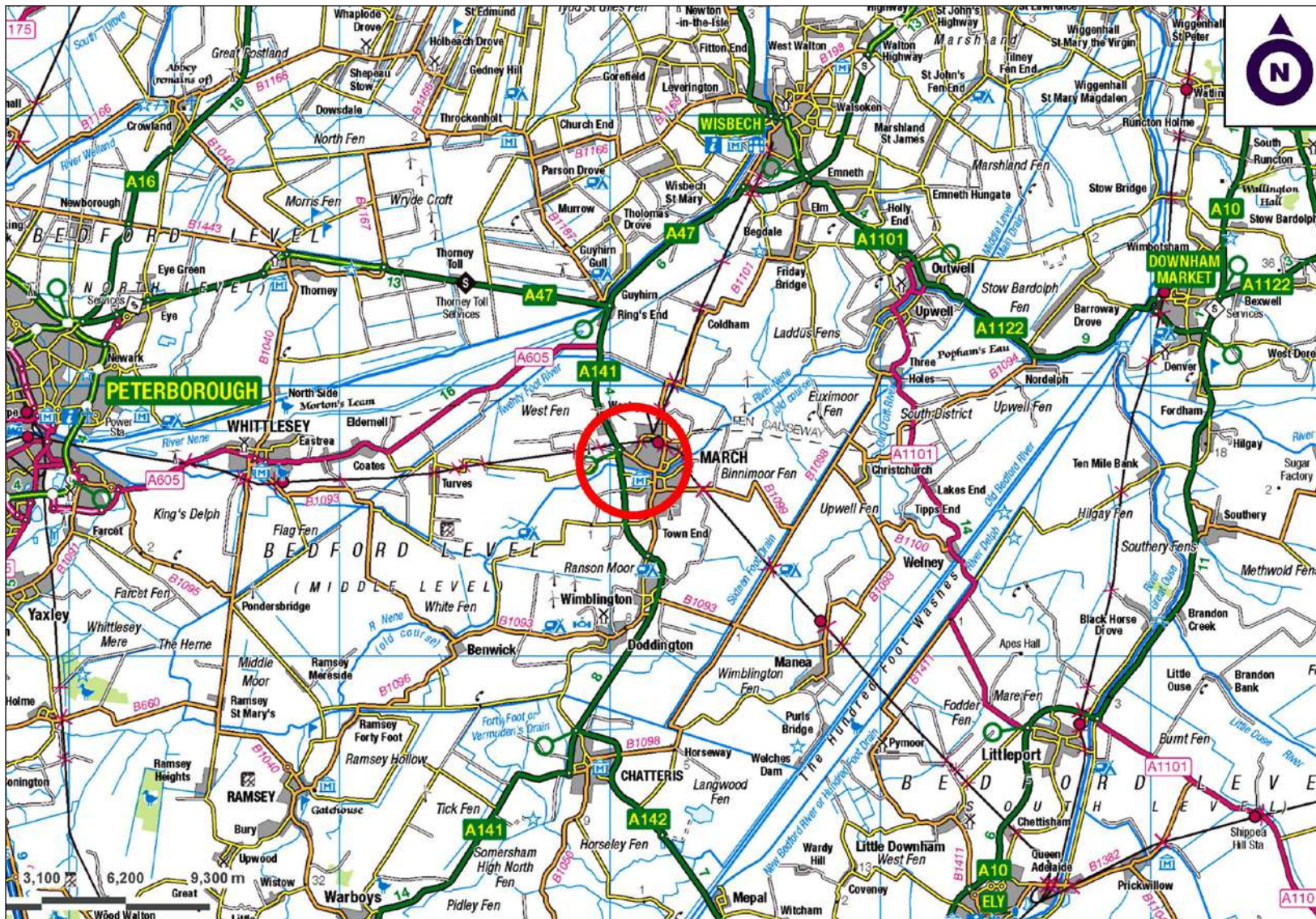
- mathew.forster@carterjonas.co.uk
- Richard.combes@carterjonas.co.uk
- nick.muncey@carterjonas.co.uk

The Receivers reserve the right not to accept the highest, or indeed, any offer.

TIMETABLE:

- There will be several designated viewing days during the marketing period:
- 10.00 - 14.00 Thursday 12th November
- 10.00 - 14.00 Thursday 19th November
- 10.00 - 14.00 Tuesday 24th November
- Viewing by appointment only.
- Informal Tender Date: 12 noon Wednesday 16th December.
- Post-bid interviews to be held via Microsoft Teams on or by CoB Monday 21st December.
- Post-bid report to LPA Receiver Tuesday 22nd December.
- Preferred Bidder confirmed Wednesday 23rd December





FURTHER INFORMATION

Should you require any further information please contact either:

Mathew Forster on
07901 511344 or via email:
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Richard Combes on
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IMPORTANT INFORMATION

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