

LAND

## FOR SALE

PLOT A, SOHAM  
NORTHERN  
GATEWAY, A142,  
SOHAM  
CB7 5DE

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**1.56** acres  
**0.63** hectares

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- Allocated employment land for B1 / B2 / B8 uses
  - Last plot on emerging mixed use scheme.
  - Access road completed to adoptable stand
  - Well located land just off A142.
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## LOCATION

Soham is a town located around 5 miles from the A14 Junction 37, 9 miles from Newmarket and 16 miles north east of Cambridge on the A142 linking Newmarket with Ely. It has a population of around 10,200 people (2011 census) and is a designated a rural growth settlement.

There are a range of facilities in the town, which include a secondary school, library and a range of shops, while it also provides a base for a number of other commercial and industrial occupiers.

The plot is located within the Soham Northern Gateway development zone on the A142 Northern roundabout.

## DESCRIPTION

The site extends to circa 1.56 acres (0.63 hectares) gross and is allocated as 'employment land' (B1 Business / B2 General Industrial / B8 Storage or Distribution uses) within the adopted Local Plan (2015) - referred to as 'Land West of The Shade' Policy SOH10 (page 275 of the Local Plan). For further information on the current planning status of the site, please contact East Cambridgeshire District Council.

## ACCOMMODATION

The boundary of the subject plot (outlined in red) is for identification purposes only and is subject to formal identification through the legal process.

Name	Size
<b>Total</b>	<b>1.56 Acres (0.63 Hectares)</b>

## PLANNING USE

Allocated as 'employment land' (B1 Business / B2 General Industrial / B8 Storage or Distribution uses) within the adopted Local Plan (2015)

## TERMS

Proposals are sought on a freehold basis (subject to planning).

## PRICE

The guide price for the plot on a subject to planning basis for the uses that it is allocated for is £665,000.

## LEGAL COSTS

Each party to bear their own legal and professional costs incurred in the transaction.

## VAT

The site is not elected for VAT.

## VIEWING

Strictly by appointment with agents.



## CONTACT

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