



POTENTIAL MIXED-USE REDEVELOPMENT OPPORTUNITY

50 HIGH STREET, SOHAM, ELY, CAMBRIDGESHIRE, CB7 5HE

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. All offers must be received no later than **12 noon Thursday 30th November 2023** and should be emailed to:

Toby Lambert -
Toby.Lambert@carterjonas.co.uk
Charlotte Wint -
Charlotte.Wint@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.

As a minimum bidders must state:

1. The level of financial offer;
2. Assumptions made;
3. Conditions relating to their offer;
4. Funding;
5. Level of deposit;
6. Timelines to exchange of contracts;
7. Board approval process.

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

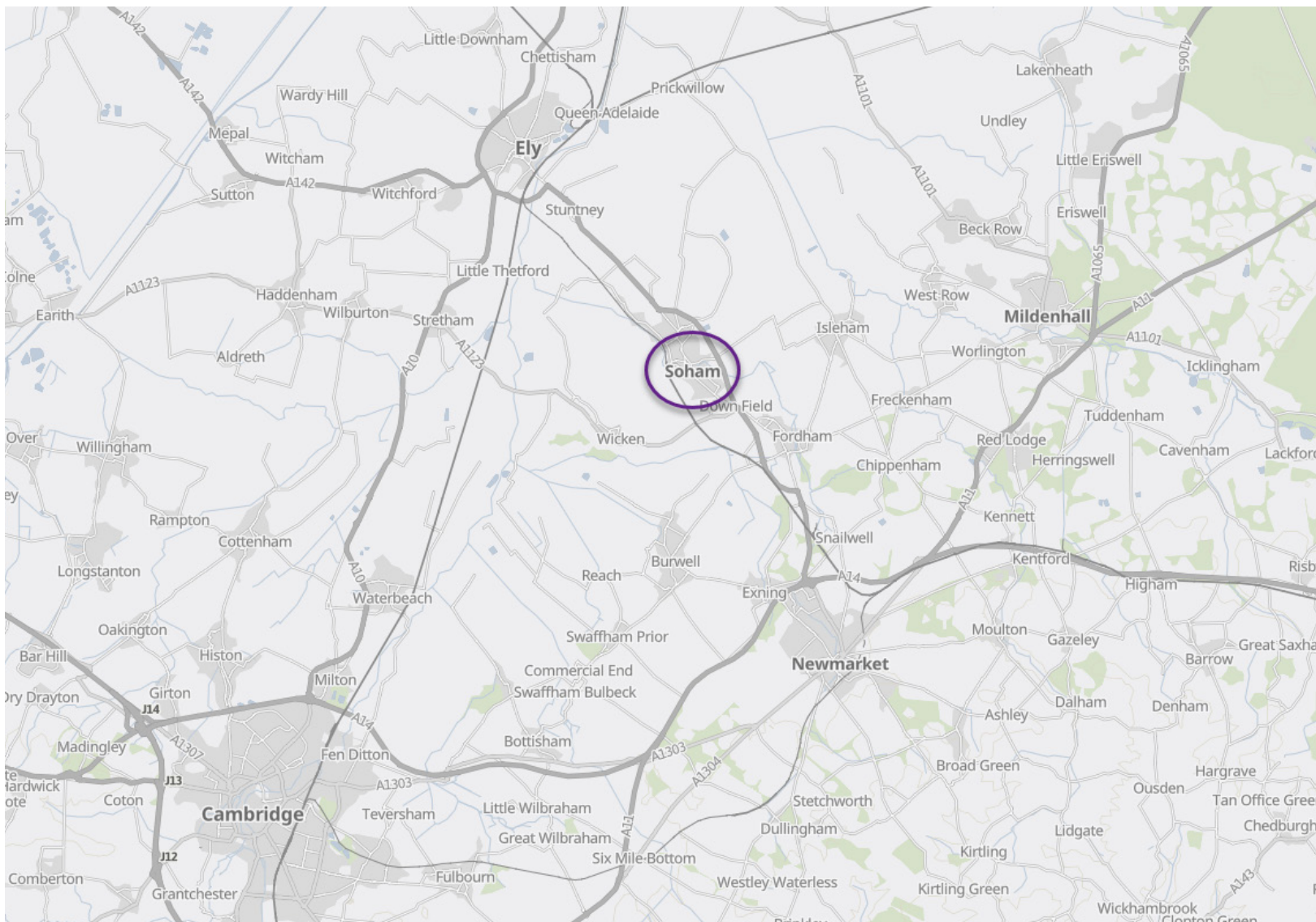
For information regarding New Homes sales values, please contact:

Jason Capel on 07973 679823 and Jason. Capel@carterjonas.co.uk

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:

TOBY LAMBERT

TEL: +44 (0) 7802 829934

Toby.Lambert@carterjonas.co.uk

CHARLOTTE WINT

Tel: +44 (0) 7500 953559

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IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

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