

Carter Jonas

20 GARLIC ROW, CAMBRIDGE

DEVELOPMENT OPPORTUNITY FOR SALE



0.62 ACRE DEVELOPMENT OPPORTUNITY SUITABLE FOR A RANGE OF USES

EXECUTIVE SUMMARY



0.62 ACRE DEVELOPMENT SITE



FORMER BLUE CROSS
CAT REHOMING CENTRE



1.3 MILES NORTH EAST OF
CAMBRIDGE CITY CENTRE



OPPORTUNITY TO INCREASE HEIGHTS
AND MASSING



CLOSE PROXIMITY TO EASTERN GATE
OPPORTUNITY AREA



EXCELLENT DEVELOPMENT
OPPORTUNITY SUBJECT TO PLANNING



EXCELLENT LOCAL ROAD
AND TRANSPORT LINKS



SURROUNDED BY BOTH
RESIDENTIAL AND
COMMERCIAL USES

[VIEW LOCATION](#)



20 GARLIC ROW, CAMBRIDGE

0.62 ACRE DEVELOPMENT OPPORTUNITY SUITABLE FOR A RANGE OF USES

LOCATION

Garlic Row is located approximately 1.3 miles north east of Cambridge city centre. The site is close to Newmarket Road, the principal route to the city from the east, with easy access to the A11, A14, and M11 road

networks which provide good transport links to Norwich, the Midlands, London and the South. The surrounding area has a mixture of residential and commercial units including high-tech and professional occupiers and a

variety of office, R&D, light assembly and trade occupiers. Mercers Row Industrial Estate is located to the east of the site and includes a wide range of commercial occupiers including Jewson, Star Radio and Euro Car Parts.



WELL CONNECTED

distances shown below in miles from Garlic Row



Cambridge Station 1.8
Cambridge North 3.4



Cambridge Centre 1.5
A14 (J32 & 33) 4
M11 (J14) 7
A11 8
London 60



Cambridge International Airport 2.9
London Stansted 30
London Heathrow 70



DESCRIPTION



This 0.62 acre site is the former Blue Cross Cat Rehoming Centre. It presents an excellent development opportunity in a well connected location, surrounded by a mixture of residential and commercial uses. The site comprises an two storey converted house to the front of the site with six commercial buildings to the rear.

These buildings form a mixture of two storey temporary office buildings along with catteries, kitchen and wash facilities. The two cattery buildings are single storey concrete block construction, linked via a covered walkway.

There is an opportunity to demolish or redevelop the existing buildings subject to planning. Architects have prepared a capacity study available on request.

There is pedestrian access via Garlic Row and vehicle access to the side of the site via neighbouring office complex Signet Court. The rear of the site has a lower level than its surrounds creating an opportunity for additional height.

Capacity plan and existing floor plan available on request.

PLANNING INFORMATION



PLANNING INFORMATION

KEY PLANNING POLICY

The site falls within the jurisdiction of Cambridge City Council. The development plan for Cambridge is contained within:

- Cambridge Local Plan (October 2018)
- Policies Map (2018)

Formerly occupied by the Blue Cross and used as an Animal Welfare Centre for the re-homing of cats regarded as a Sui-generis use. The site is not within a designated Conservation Area or within the setting of any listed heritage assets. The house to the front of the site has been converted into two residential flats under C3 use class.

The former cattery and associated office buildings are not protected and therefore there is a possibility of a range of suitable alternative uses including commercial, residential, student or mixed-use development.

Further details are available on request.

MAKE AN ENQUIRY



EPC

Flat 1 EPC rating of C and Flat 2 EPC rating of C both valid until April 2017. EPC for the commercial is pending (may be exempt).

VAT

We understand VAT is not payable on the purchase price.

ANTI-MONEY LAUNDERING

In order to comply with current anti money laundering regulations, Carter Jonas will require certain information from the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

PRICE

Offers for the freehold interest are invited on an unconditional basis.

VIEWING AND FURTHER INFORMATION

Viewing is strictly by appointment through the sole agents Carter Jonas:

Carter Jonas

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