

THE PAVILION

Darwin Green, Huntingdon Road, Cambridge, CB3 0LB



Key Highlights

- 2,400 sq ft
- Considered suitable for a range of uses - subject to planning
- Located only 1.6 miles away from Cambridge's historic city centre
- Former cricket pavilion forming part of the new Darwin Green development
- Property in need of refurbishment/restoration
- Offers invited for a freehold sale

Location

Cambridge is an historic university city with a population of over 130,000 people, including 25,000 students. The Darwin Green development is located approximately 1.6 miles north west of Cambridge city centre, accessed via Huntingdon Road, which is approximately 200m away and is one of the main arterial routes in and out of Cambridge connecting the city with the A14 and beyond.

The Pavilion is situated at the front of the new development, off Huntingdon Road, one of the main roads leading into Cambridge's historic city centre. The Pavilion fronts The Pavilion Square which is one of the main focal/meeting points of the development. Other nearby amenities will include a new supermarket, six retail units, community rooms, a primary school, library, health centre and sports facilities.

Description

The former cricket pavilion is a chalet type detached property, comprising of two wings and a central shared area. The property is of traditional masonry construction with a pitched tiled roof. The central tower is of timber framed construction with windows to the top of the spire. The two wings of the building were the former changing rooms. Currently the pavilion is unoccupied, however the proposal is to reinstate the building into a usable condition, suitable for a range of uses which will compliment the wider residential development that is to be built around it.

Accommodation

The accommodation comprises of the following, however please note size is to be confirmed:

Name	Sq ft	Sq m
Unit - The Pavilion	2,400	222.97

Planning

The approved land use master plan for Darwin Green identifies the Pavilion as an opportunity to restore it to residential use. However, It is believed that other uses which would compliment the wider development will be considered (subject to planning). The current application seeks to change the use to retail, covering A1 (retail) and A3 (restaurant and cafe), along with D1 (creche/day nursery).

Terms

Offers are invited on an unconditional or subject to planning basis.

Contact

Edward Gee BSc (Hons) MRICS

+44 (0) 1733 209 906

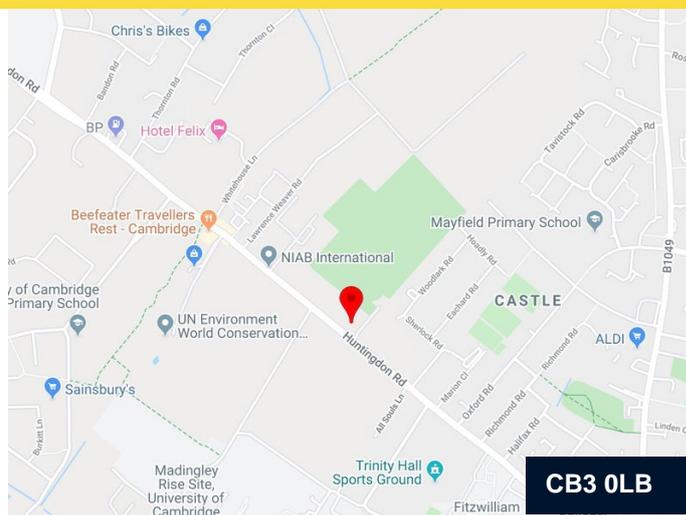
+44 (0) 7807 999 211

egree@savills.com

Rupert Dando

01223 347 037

rupert.dando@savills.com



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 31/07/2020

savills