

# LAND AT CREST ROAD

Off Cambridge Road (A1307), Fenstanton, Huntingdon, PE28 9LQ



## Key Highlights

- 0.74 Acres
- Located next to a new 88 dwelling residential development by Morris Homes
- Other uses may be considered - subject to planning
- Planning consent for up to 660 sq m (7,104 sq ft) of offices over 2 storeys with 43 parking spaces
- Just off the A14 on the edge of the popular village of Fenstanton

## Location

Fenstanton is a small but expanding village with a population of approximately 2,500 and is located roughly two miles south of St Ives and 11 miles northwest of Cambridge. The village is conveniently located for the A14 which is currently being upgraded, and comprises a traditional village centre with a range of facilities and amenities, including a primary school, churches and convenience stores.

The site is located on Cambridge Road (A1307), off the High Street in Fenstanton and forms part of the new Morris Homes residential redevelopment of the former Dairy Crest factory. In addition to this commercial plot, it will comprise 88 dwellings, a village hall with public open space.

## Description

The site comprises approximately 0.74 acres with consent for B1 commercial use and associated car parking.

The relevant planning reference is: 16/01206/FUL which includes development of up to 660 sq m of offices over two storeys with 43 parking spaces

## Terms

The site is available for sale on a freehold basis, either conditionally or unconditionally, guide price upon application

## Viewings

Strictly by appointment with the sole agents.



## Contact

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