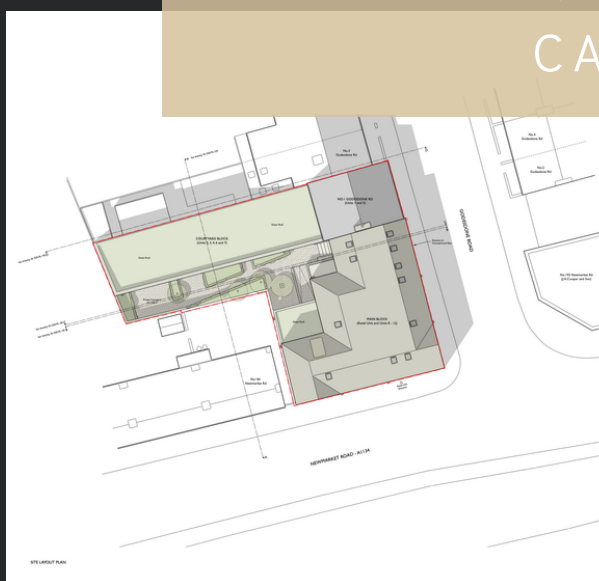




NEWMARKET ROAD, CAMBRIDGE



**Offers Over:
£1,500,000**

This is a prime residential and commercial development opportunity situated in the heart of Cambridge, prominently positioned on Newmarket Road / Godesdone Road. Full planning permission was granted under reference 22/04356/FUL for the comprehensive redevelopment of the site.



ANTONY DAVIS

01223 928220

www.antonydavis.co.uk

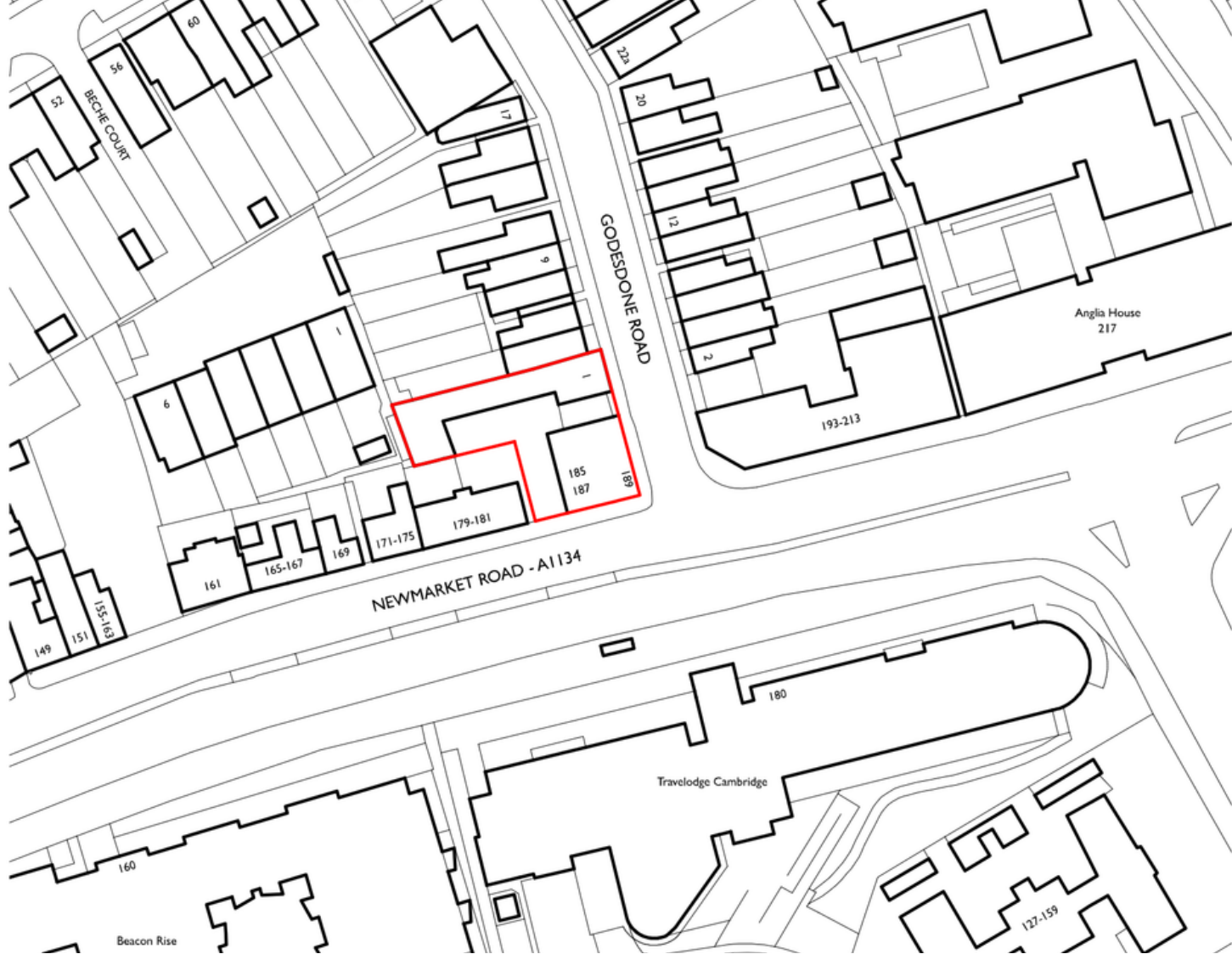
hello@antonydavis.co.uk

14 High Street, Fulbourn,
Cambridge, CB21 5DH

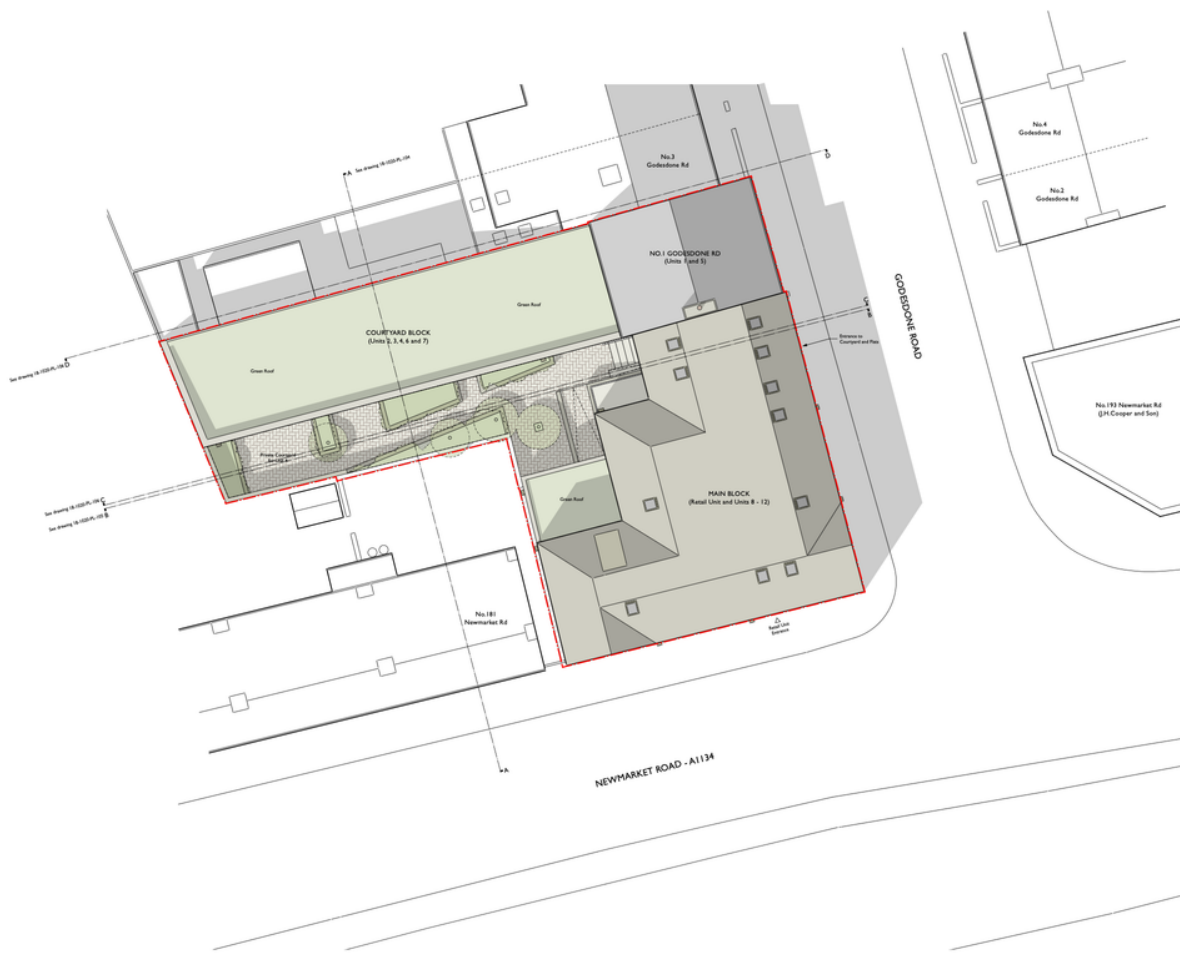








Notes:
 Drawings are based on survey information and may not accurately represent what is physically present.
 Do not scale from this drawing. All dimensions must be checked on site before proceeding with the works. Graham Handley Architects must be notified of any discrepancies.
 All dimensions are in millimetres unless noted otherwise.
 This drawing must be printed in colour.



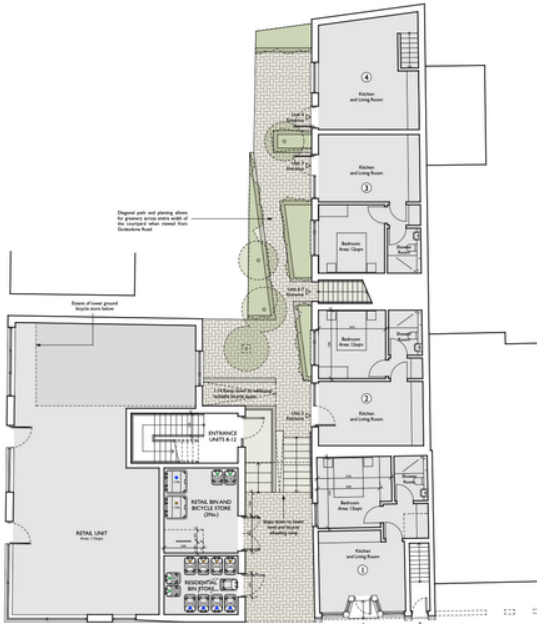
Scale (in metres)

Revisions:	
B	04.01.23 Amendments to roof form and dormers following Conservation Officer comments.
C	08.02.23 Amendments to roof form and second floor layout to minimise gables, following discussions with Planning and Conservation Officers.
D	10.02.23 Ramp and door to Lower Ground Floor resident cycle storage widened.

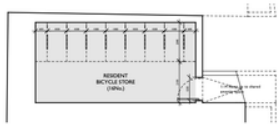
PLANNING APPLICATION
 Residential Development
 185-189 Newmarket Rd, Cambridge
 Site Layout and Roof Plan - As Proposed

Scale: 1:100@A1
 First issued: 28.09.22
 (A1:100) 100

GRAHAM
HANDLEY



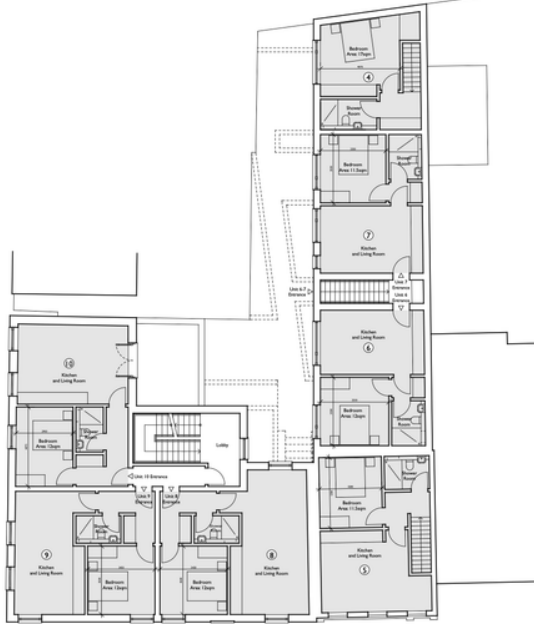
GROUND FLOOR PLAN



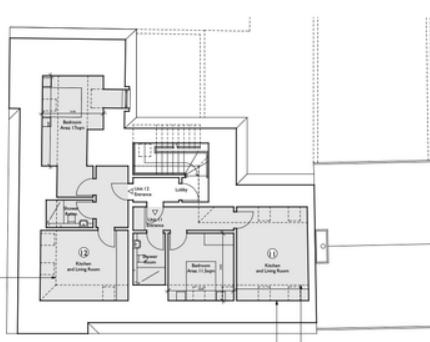
LOWER GROUND FLOOR PLAN



LANDSCAPING PRECEDENT IMAGES



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Drawings are based on survey information and may not accurately represent what is physically present.
Do not scale from this drawing. All dimensions must be checked on site before proceeding with the works. Graham Handley Architects must be notified of any discrepancies.
All dimensions are in millimeters unless noted otherwise.
This drawing must be printed in colour.

KEY TO UNITS

Response to Technical Housing Standards - Nationally Described Space Standards

- ① - UNIT 1 Area: 57sqm
1 Bedroom
1 Bathroom
- ② - UNIT 2 Area: 57sqm
1 Bedroom
1 Bathroom
- ③ - UNIT 3 Area: 57sqm
1 Bedroom
1 Bathroom
- ④ - UNIT 4 Area: 57sqm
1 Bedroom
1 Bathroom
- ⑤ - UNIT 5 Area: 57sqm (including car)
1 Bedroom
1 Bathroom
- ⑥ - UNIT 6 Area: 57sqm
1 Bedroom
1 Bathroom
- ⑦ - UNIT 7 Area: 57sqm
1 Bedroom
1 Bathroom
- ⑧ - UNIT 8 Area: 57sqm
1 Bedroom
1 Bathroom
- ⑨ - UNIT 9 Area: 57sqm
1 Bedroom
1 Bathroom
- ⑩ - UNIT 10 Area: 57sqm
1 Bedroom
1 Bathroom
- ⑪ - UNIT 11 Area: 57sqm (15m x 3.6m ceiling height)
1 Bedroom
1 Bathroom
- ⑫ - UNIT 12 Area: 57sqm (15m x 3.6m ceiling height)
1 Bedroom
1 Bathroom

WASTE PROVISION

Response to Cambridge City Council 'Waste and Recycling Guide for Developers' (Page 24, fig 6)

Property Type	Refuse	Recycling	Green (Commercial/Garden)
1 Bed Flat	110	110	20
2 Bed Flat	110	110	20

The proposed capacity of 110 x 2 Bed Flats and 10 x 2 Bed Flats, resulting in a requirement of:

Refuse (Black)	1170
Refuse (Blue)	1170
Refuse (Green)	200

The property provides:

Refuse (Black)	1170
Refuse (Blue)	1170
Refuse (Green)	200

In addition to the above, the retail unit is provided for a segregated store, as follows:

CYCLE STORAGE PROVISION:

Residential - Total 14 spaces on Sheffield road as set out in Cambridge City Council Cycle Parking Guide for New Residential Developments. This figure provides one space per two units plus three other spaces. All spaces contained within an enclosed and lockable room, with wheeling ramps to street level.

Retail Unit - 2 spaces are provided within an enclosed and lockable room, on street level.



Revisions:

C	08.02.23	Amendments to roofline and second floor layout to maintain gables, following discussions with Planning and Conservation Officers.
D	09.02.23	Amendments to bin and bicycle provision following planning comments.
E	19.02.23	Ramp and door to Lower Ground Floor resident cycle storage widened and door to resident's bin storage widened.

PLANNING APPLICATION

Residential Development
185-187 Newmarket Rd, Cambridge

Floor Plans - As Proposed
Scale: 1:100(A1)

First issued: 28.09.22
18-1020 PL 103 E

Notes:

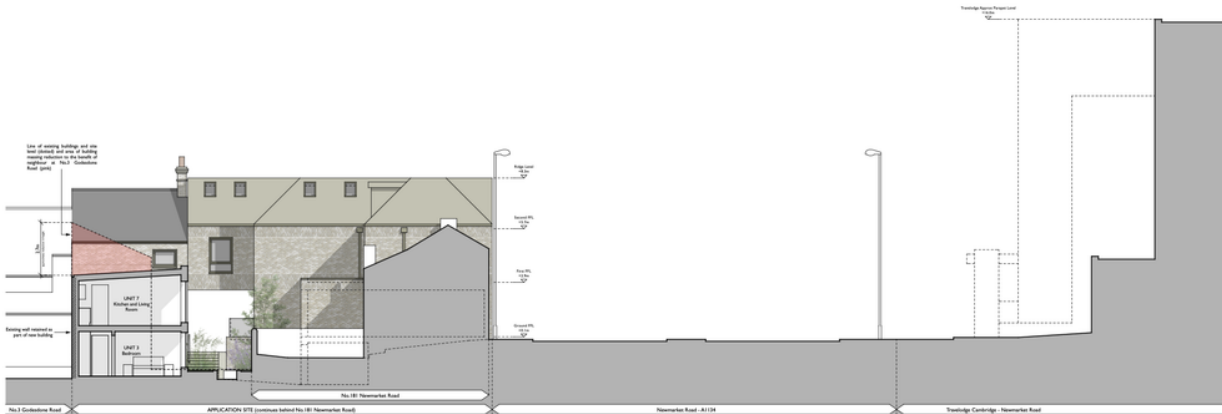
Drawings are based on survey information and may not accurately represent what is physically present.
Do not scale from this drawing. All dimensions must be checked on site before proceeding with the works. Graham Handley Architects must be notified of any discrepancies.

All dimensions are in millimeters unless noted otherwise.

This drawing must be printed in colour.



EAST ELEVATION (FACING GODESDONE ROAD)



WEST ELEVATION AND SECTION A-A



MATERIALS PRECEDENT IMAGES

Revisions:

A	28.09.22	Issued for Planning Application
B	06.01.23	Amendments to roofline and dormers following Conservation Officer comments.
C	08.02.23	Amendments to roofline and second floor layout to maintain gables, following discussions with Planning and Conservation Officers.

PLANNING APPLICATION

Residential Development
185-187 Newmarket Rd, Cambridge

Elevations (Sheet 1 of 3) - As Proposed
Scale: 1:100(A1)

First issued: 28.09.22
18-1020 PL 104 C

GRAHAM HANDLEY ARCHITECTS

We are pleased to present a prime residential and commercial development opportunity situated in the heart of Cambridge, prominently positioned on Newmarket Road / Godesdone Road.

Full planning permission was granted on 5th May 2023 under reference 22/04356/FUL for the comprehensive redevelopment of the site.

The consent allows for the conversion and extension of the existing buildings, together with the demolition of the rear block at 1 Godesdone Road, to deliver a well-considered mixed-use scheme.

The approved development comprises a ground floor retail unit with 12 one-bedroom residential apartments positioned to the rear and above, representing a net gain of 9 units. The scheme also incorporates cycle parking and associated infrastructure.

The Site

The site extends to approximately 0.12 acres and currently comprises two retail units, three residential units, and a series of workshops arranged around a small rear courtyard. At present, the property generates an annual rental income in the region of £56,740.

Access to the site is provided via a covered passage between 185–189 Newmarket Road and 1 Godesdone Road.

The approved scheme will deliver a ground floor retail unit extending to approximately 1,237 sq ft, alongside 5,575 sq ft of residential accommodation, in addition to ancillary space. The design retains much of the existing courtyard while enhancing its configuration to create a more functional and attractive shared amenity space for residents.

Please note, some images have been professionally enhanced for marketing purposes.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.



TENURE: FREEHOLD
EPC BAND: N/A
COUNCIL TAX BAND: VARIOUS
LOCAL AUTHORITY: CAMBRIDGE CITY

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



**ANTONY
DAVIS**

01223 928220 | hello@antonydavis.co.uk