

Planning on  
Undeveloped Land

Land for Sale

  
**VANTAGE**  
LAND  
01727 701303

**LAND FOR SALE IN ALCONBURY WESTON, CAMBRIDGESHIRE**  
ON ALCONBURY HILL ROAD, ALCONBURY WESTON, HUNTINGDON, PE28 4JG



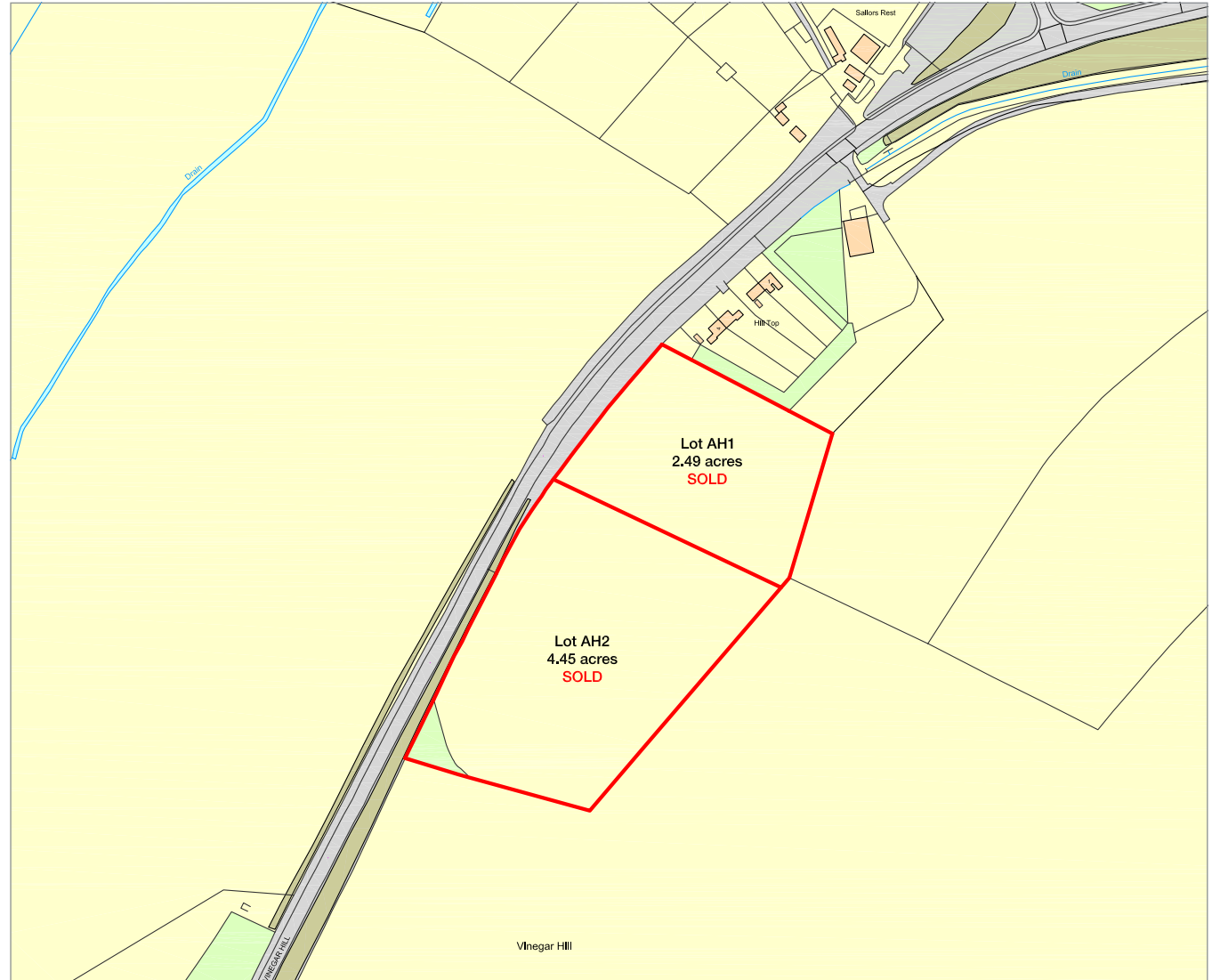
## FARMLAND FOR SALE CLOSE TO LAND WITH PLANNING PERMISSION FOR 15 NEW HOMES

A fantastic opportunity for you to own a parcel of agricultural land within the developing Alconburys. The area has a lovely community spirit and provides a good array of local amenities.

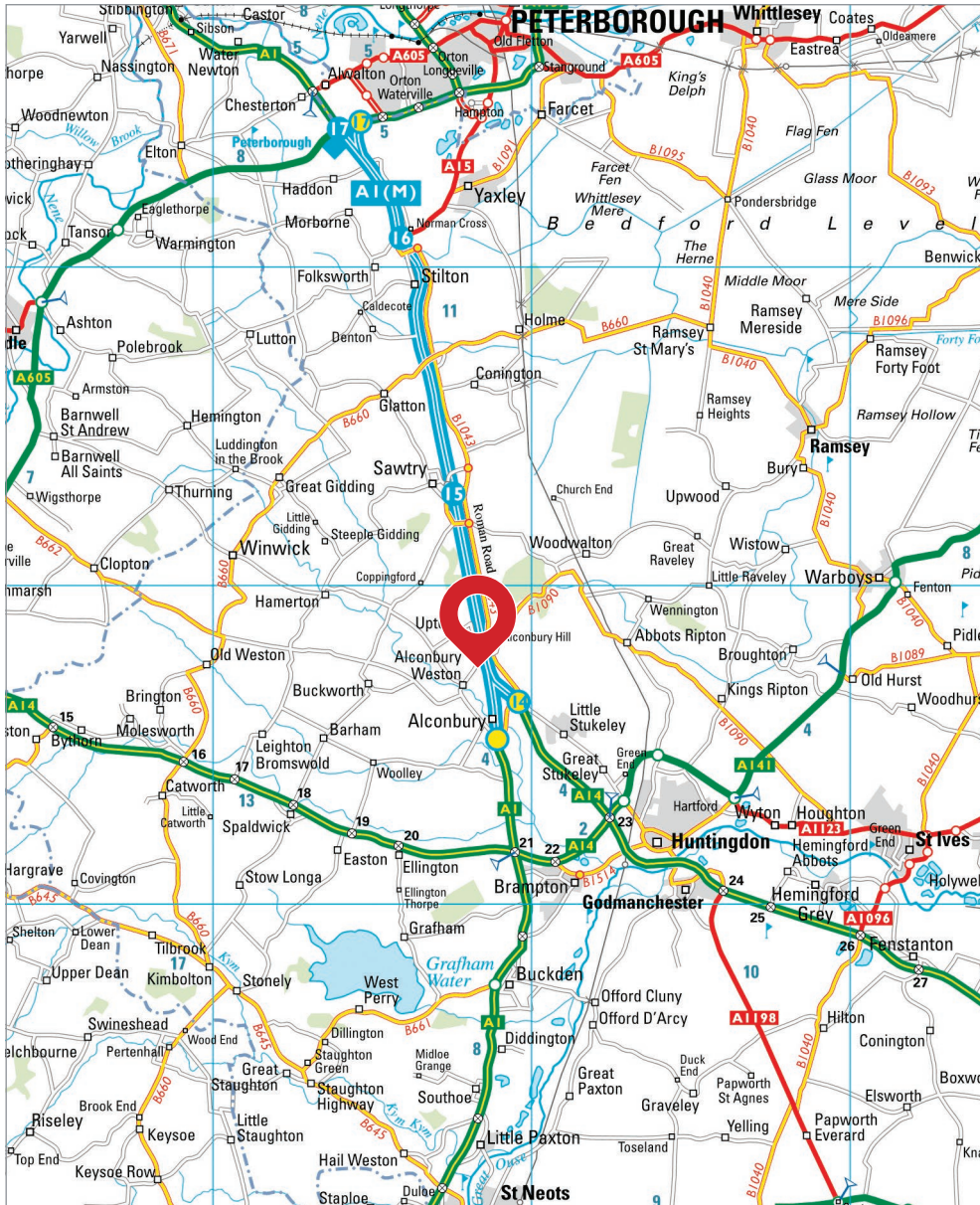
Measuring nearly 7 acres in total, the land is available as a whole or in just 2 lots. The land is flat and benefits from extensive road frontage onto Alconbury Hill road.

The site is set down from the A1(M) and would be suitable for a variety of uses subject to any necessary planning consent. It should be noted that **planning permission for 15 new homes was recently granted on a parcel of land nearby.**

The site is served by excellent transport links providing good access to nearby Huntingdon, St Neots, Peterborough & Cambridge. Road and rail links via the A1(M) and Huntingdon train station also give fast access to London.



Lot	Size	Guide Price
AH1	2.49 acres	SOLD
AH2	4.45 acres	SOLD



## LOCATION

- ◆ North-west of Alconbury Weald
- ◆ North-east of Alconbury Weston
- ◆ North of Alconbury
- ◆ 5.0 miles to Huntingdon
- ◆ 10.7 miles to St Neots
- ◆ 13.0 miles to Peterborough
- ◆ 20.3 miles to Cambridge

The land is pleasantly situated close to the Alconburys of Alconbury Weston, Alconbury and the new settlement of Alconbury Weald. The area has a lovely community spirit and here you can find everything you need from local shops, cafés, pubs and restaurants to good schools, social clubs and a doctor's surgery.

To the south is the bustling historic market town of Huntingdon as well as the large and fast growing town of St Neots.

The larger cities of Peterborough and Cambridge are also close by. The famous city of Cambridge, known for its university, is a popular destination with plenty of independent shops alongside familiar brands as well as a variety of cafés, pubs and restaurants to enjoy.

The land benefits from excellent transport links and lies just off the A1(M), which provides good access to London, and close to the A14 major east-west road. Public transport links are also available with bus stops outside the entrance to the site and nearby Huntingdon train station providing fast and direct rail links into London.

## TRANSPORT LINKS

- ◆ Just off junction 14 of the A1(M)
- ◆ 3.6 miles to the A141
- ◆ 3.7 miles to the A14
- ◆ 4.9 miles to Huntingdon Train Station \*
- ◆ 17.7 miles to M11 (junction 14)

\* Journey Times: 15 mins to Peterborough; 31 mins to Hitchin; 36 mins to Stevenage; 57 mins to Finsbury Park; 1 hr 4 mins to London St Pancras International



## LOCAL DEVELOPMENT

Less than ½ mile from the land for sale, over 2 acres of undeveloped land off Vinegar Hill was granted planning permission for 15 new homes in December 2022 (Planning Ref. 21/02027/OUT).

Furthermore, to promote custom and self-build housing the local council have included two policies in the Huntingdonshire Local Plan to encourage developers and landowners to provide land for custom and self-build homes. (Source: <https://www.huntingdonshire.gov.uk/planning/custom-and-self-build-homes/>)



The land is flat.

## PLANNING

The land is Greenfield. Any development or change of use would be subject to any appropriate permissions.

## OVERAGE

The land is subject to an Overage based on 25% of any uplift in value following the grant of planning permission for development other than that which is for agricultural or equestrian purposes. The Overage period is 25 years from November 2022.

## ALCONBURY WEALD

The land lies close to the new Alconbury Weald Enterprise Zone on the other side of the A1(M).

Alconbury Weald is a major new settlement built to encourage growth & development in the area, delivering thousands of new jobs & homes with supporting infrastructure and amenities.

The project was granted planning in 2014, which also reserved a site for a new train station with direct connections to Peterborough & London.

## LOCAL AUTHORITY

Huntingdonshire District Council  
[www.huntingdonshire.gov.uk](http://www.huntingdonshire.gov.uk).

## NO FLOOD RISK

Unlike a lot of Alconbury Weston **the land is not within a flood risk zone or at a risk of surface flooding** (Source: <https://check-long-term-flood-risk.service.gov.uk/map>).

## LAND VALUES

**Land values rose again last quarter by 2%, bringing growth over the past 12 months to 7%.**

Once again land has outperformed other asset classes during this time especially at a time when most residential property prices fell.

A lack of supply and continued strong demand from a wide variety of buyers helped support these rising land values, despite the recent downturn in economic conditions as land continues to be regarded as a tangible safe-haven for investors.

Going forward, the outlook for the land market is positive as the trend of low supply and high demand look set to continue to drive up land values.

## METHOD OF SALE

The land is offered for sale by private treaty as a whole or in lots. The freehold is available with vacant possession on completion.

## PLANNING FOR OTHER USES

There are numerous examples of planning permission being granted for agricultural, equestrian, recreational and sui generis uses in the local area most notably including:

6/02674/AGDET

Erection of a 372 sq.m. agricultural store within the same original farm as the land for sale.

19/00083/FUL

Erection of a double garage with home office, stables, garden room, swimming pool and tennis court. Change of use of part of land to keep horses and change of use of part of land to garden land just 0.6 miles from the land for sale.

19/01519/FUL

Change of use from agricultural land to dog day-care and dog related field activities, with fencing, parking and 3 x day-care outbuildings less than 2 miles north-west of the land for sale.

## LEISURE

There is a footpath at the entrance of the land leading to a wider network of walks.

After a long trek, there are two local pubs nearby offering delicious food and drink; The White Hart in Alconbury Weston and The Manor in Alconbury, a family run pub, steakhouse & hotel.

The Alconburys have a thriving community with numerous events held throughout the year. There are also lots of open green spaces, including a play park as well as a popular sports & social club, which offers an array of activities including a choir, bowls, football, cricket, bingo, quiz nights, pool competitions and youth nights!

Nearby Hamerton Zoo is home to hundreds of animals and provides a fun day out for all.

For the horse racing enthusiast, Huntingdon Racecourse is a 10 minute drive from the site with Newmarket slightly further afield.





All lots enjoy extensive road frontage onto Alconbury Hill Road.

## ACCESS

Both lots benefit from road frontage onto Alconbury Hill Road. Please call 01727 701303 for details on how to access the property.

## WHAT3WORDS

what3words have divided the world into 3 metre squares and have given each square a unique combination of three words.

The northern corner of the land can be found here – [///pranced.others.filed](https://www.what3words.com/044g2cww44)

## VIEWING

To arrange a viewing, please call 01727 701303 to speak to one of our land consultants or email [enquiries@vantageland.co.uk](mailto:enquiries@vantageland.co.uk).

### THE PROPERTY MISDESCRIPTIONS ACT 1991

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