



1 Harlton Road, Little Eversden, Cambridge, CB23 1HB
£350,000 Freehold
FOR SALE



rah.co.uk
01223 800 860

COMMERCIAL DEVELOPMENT OPPORTUNITY

26,070 SQ FT (2,422 SQ M)

FOR SALE FREEHOLD

- Highly visible and accessible main road site with potential to upgrade to include EV and Retail Shop
- Three-phase electricity available

Location

Little Eversden can be discovered just 7 miles south west of Cambridge and is surrounded by some of the best undulating countryside in the county. Communications are excellent as the village is located 5 miles from junction 12 of the M11 to the north east. There is a fast train service (40-45 minutes) to London's King's Cross from Royston mainline station which is located 10 miles to the south. Village facilities include a doctors' surgery and in neighbouring Great Eversden there is an Indian restaurant/public bar, parish churches and a recreation ground. The nearby village of Comberton has a primary school, a highly regarded village college and a new sixth form college. The Great and Little Eversden villages also have active football and cricket clubs and regular events throughout the year.

Description

A former garage site and currently occupied by Cambridge Caravans. The site extends to 26,070 sq ft (2,422 sq m) of ground and mezzanine level with some additional roof void storage. The security fencing will be removed from the site following any sale. The site benefits from four redundant petrol pumps. The petrol tanks have been filled. Given the previous use of this site, some level of contamination is to be expected.

The site has direct access on to the A603.

Accommodation

The buildings are constructed of brick and block beneath a steel frame roof. The roof is of asbestos construction. The security fencing is to be retained by the sellers. Three-phase electricity is attached to the unit.

Use Class / Planning

We understand the property is suitable for uses falling under Class B1, B2 and Class E of the Town and Country Planning Use Classes Order. However interested parties are advised to make their own enquiries of South Cambridge District Council Planning Department on 08450 450500 to see whether their proposed use may be acceptable in planning terms.

We are advised the premises have been used for light industrial purposes for the past 30+ years with no restrictions on noise or working hours.

Uniform Business Rates

Current rateable value (1 April 2026 to present) - £21,500

Local Council Ref: 3322508220

Special category code: 289G

Interested parties are advised to make their own enquiries of South Cambridgeshire District Council Business Rates Department on 01954 713113.

Energy Performance Certificate

The property has an EPC rating of: TBC

Copies available through Redmayne Arnold & Harris as agents.

Tenure

For sale by way of private treaty.

Anti Money Laundering

In order to comply with current Anti-Money Laundering regulations, Redmayne Arnold & Harris will require certain information from the successful bidders. In submitting a bid, you agree to provide such information when the terms have been agreed.

Legal Costs

Each party to be responsible for the payment of their own legal costs incurred for this transaction.

Viewing and Further Information

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris, contact Nick Harris. tel: 01223 819315 or email: nharris@rah.co.uk.





These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

