

**72 HIGH STREET, CHERRY HINTON,
CAMBRIDGE, CB1 9LU**



Investment Opportunity

Location

The development at 72 High Street provides an excellent potential investment opportunity in the popular Cambridge suburb of Cherry Hinton, situated on the outskirts of the city. The high street provides an excellent range of facilities including a variety of shops, library, building society, hairdressers, barber, pharmacy, opticians, restaurants, public houses, bakery, recreation ground, social club, parish church, primary school and the highly regarded Netherhall School (about 1 mile) provides secondary and sixth form education.

The development is just 2 miles from the city centre with its combination of ancient and modern buildings, winding lanes and wide range of shopping facilities. The nearby A14 provides excellent road links to the M11 and the A11. Cambridge train station is within walking distance with services to London King's Cross and Liverpool Street in approximately 52 and 67 minutes respectively. Looking for a traffic free route, then there is a range of designated cycle paths to get you around the city along with a regular bus facility.

Cherry Hinton is a few minutes from many key employment areas:

- ARM headquarters approx. 0.5 miles
- Cambridge Science Park approx. 5.2 miles
- Biomedical Campus including Addenbrooke's Hospital, AstraZeneca, Royal Papworth Hospital approx. 2.1 miles
- Capital Park (Syngenta and ARM) approx. 1.75 miles

Contact

Bidwells New Homes would welcome the opportunity to discuss potential revenues and rents further. Please contact:

Bidwells New Homes

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Description

This investment opportunity is under construction with completions due August 2024. It will offer six detached houses, two with 1 bedroom and four with 2 bedrooms, all benefiting from private gardens.

The development will provide high quality sustainable dwellings, close to the local centre and all with parking. Our anticipated sale and rental values for these properties are detailed on the attached schedule. These figures are based on each property being finished to a good level of specification and parking with each property.

This rare development is being brought to the market by a highly regarded local developer and contractor and is a fantastic off-market opportunity to purchase an exciting freehold development at an early stage before full marketing commences and is in a prime location ideal for rental.



These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells have not carried out a survey, nor tested the services, appliances or facilities. Tenants must satisfy themselves by inspection or otherwise. All prices are quoted exclusive of VAT unless confirmed otherwise. Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge CB2 9LD, where a list of members is available for inspection. Bidwells is a member of and covered by the RICS Client Money Protection Scheme. Bidwells is also a member of The Property Ombudsman Redress Scheme.

Anticipated Sale and Rental Values

Plot No	Style	Beds	Storey	Sq ft	Anticipated £	£/sq ft	Anticipated Rent £pcm
1	Detached	2 + study	2	775	485,000	626	£1,700 - £1,800
2	Detached	2 + study	2	775	495,000	639	£1,700 - £1,800
3	Detached	2 + study	2	775	485,000	626	£1,700 - £1,800
4	Detached	2 + study	2	775	500,000	645	£1,700 - £1,800
5	Detached	1	1	506	365,000	721	£1,450 - £1,550
6	Detached	1	1	506	375,000	741	£1,450 - £1,550

In accordance with Professional Standard 1.5 of the RICS Valuation – Global Standards (January 2020), this advice is excluded from the provisions and requirements of the Standards. The above value is provided for your own sole use and is confidential to you and your professional advisers. We accept no responsibility whatsoever to any other person. It should not be used for the purpose of raising finance or shown to any third party.

June 2023