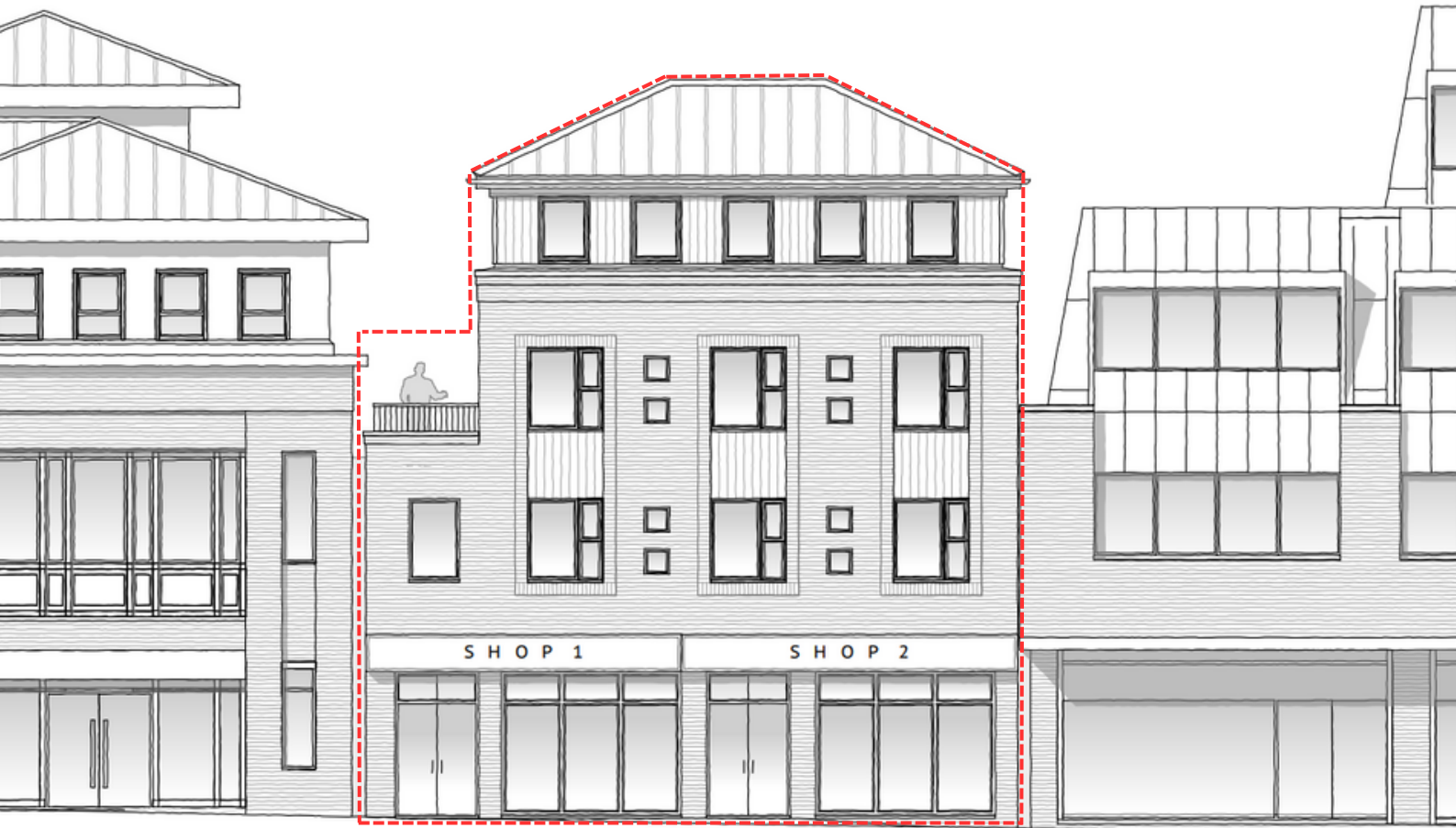




40 High Street, Haverhill,
CB9 8AR



Freehold Mixed Use Development Opportunity

- Freehold Mixed Use Development Opportunity
 - Planning permission has been granted to construct a three-storey extension to provide 7 flats
 - Proposed Residential GIA - 416sqm/4,478sqft
 - Proposed Commercial GIA - 190 sqm/2,045sqft
 - Amenities close by including Tesco Superstore, Costa Coffee, and Abbeycroft Leisure Centre
 - Freehold
 - Offers in excess of £275,000 for the freehold interest
 - To be sold in the 14th September 2023 auction with Auction House London if not sold prior
-

40 High Street, Haverhill, CB9 8AR

Description

Located on the High Street of the market town of Haverhill, the existing site is currently two vacant commercial units on the ground floor and a 2-bedroom flat on the first floor. The flat is currently let on an AST with a notice period of 2 months from either party. Planning permission has been granted by West Suffolk Council for the demolition of the existing first floor and construction of three new storeys to provide 7 flats whilst retaining the ground floor commercial units.

Location

The existing site is located within Haverhill Town Centre, within the county of Suffolk. The immediate surrounding area comprises predominantly commercial and residential units of Haverhill Town Centre. The site is very well served in terms of local amenities which can be found on the high street a short walk away and situated within close proximity to Abbeycroft Leisure Centre and Haverhill Recreation Ground. The local schools include Place Farm Primary Academy (0.5 miles) Westfield Primary Academy (0.7 miles) and Castle Manor Academy (0.8 miles)

Consented Residential Schedule

Unit	Type	Beds	GIA (m2)	GIA (Sqft)
1	Flat	1	50	538
2	Flat	1	50	538
3	Flat	1	50	538
4	Flat	2	64	689
5	Flat	2	76	818
6	Flat	2	57	614
7	Flat	2	69	743
Total			416	4,478

Consented Commercial Schedule

Unit	Type	GIA (m2)	GIA (Sqft)
1	Retail	90	969
2	Retail	100	1076
Total		190	2,045

Front Elevation



Existing Front View



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40 High Street, Haverhill, CB9 8AR

Transport

Haverhill is well-served in terms of bus services. The site is an 8-minute walk from Haverhill Bus and Coach station with buses running approximately every 30 minutes during the day. The bus station in Haverhill also provides local services to some of the surrounding towns and villages as well as providing direct access to Cambridge city centre.

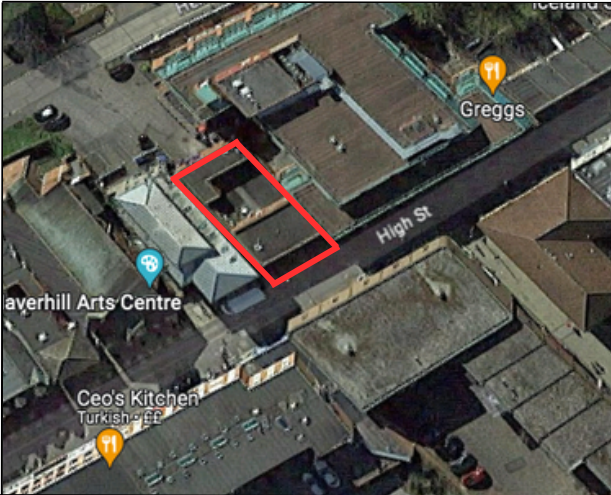
Planning Permission

REF - [DC/22/1541/FUL](#) - Planning permission has been granted by the Council of West Suffolk for the demolition of the existing first floor and the construction of three additional storeys to provide 7 apartments.

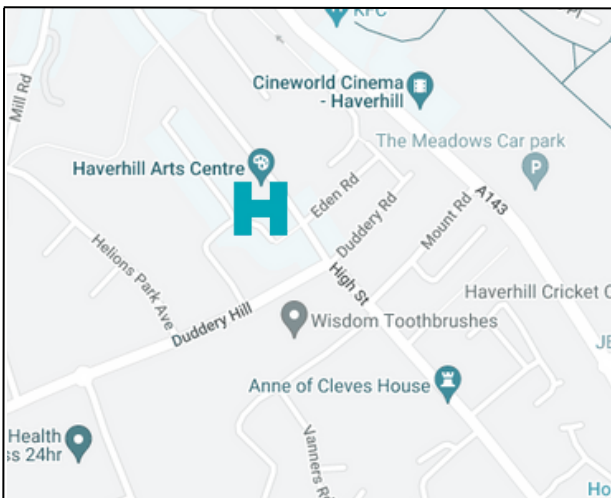
Financial Contributions

We have been advised that CIL is not applicable.

Site Plan



Site Location



Further Information

Please contact a member of the team at Highfield Investments for the further information pack.

Access

Available upon request.

VAT

We have been advised that VAT is not applicable.

Tenure

Freehold.

Terms

Offers in excess of £275,000 for the freehold interest.

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Street View



Rear View



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