



CAMBRIDGEWEST

**An outstanding development opportunity  
in prime Cambridgeshire**

IN A KEY POSITION ON THE OXFORD – CAMBRIDGE ARC

...situated in the heart of **Papworth Everard**



## Investment Summary

- Freehold
- 5.05 hectares, 12.5 acre site
- 26,234.1 sq m ; 282,382 sq ft
- Vacant Possession
- A range of 26 buildings
- Use class C2
- Potential for other uses  
*(Subject to Planning)*
- All Enquiries

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Supremely located for the **new A14** linking the **A1** to the **M11**  
and the **Oxford to Cambridge** expressway

# The Site

The 5 hectare (12.5 acre) freehold site includes an extensive range of buildings within a tranquil landscaped setting including a large ornamental lake, and adjacent to the historic parkland of Papworth Hall and mature woodland on the edge of the village of Papworth Everard.

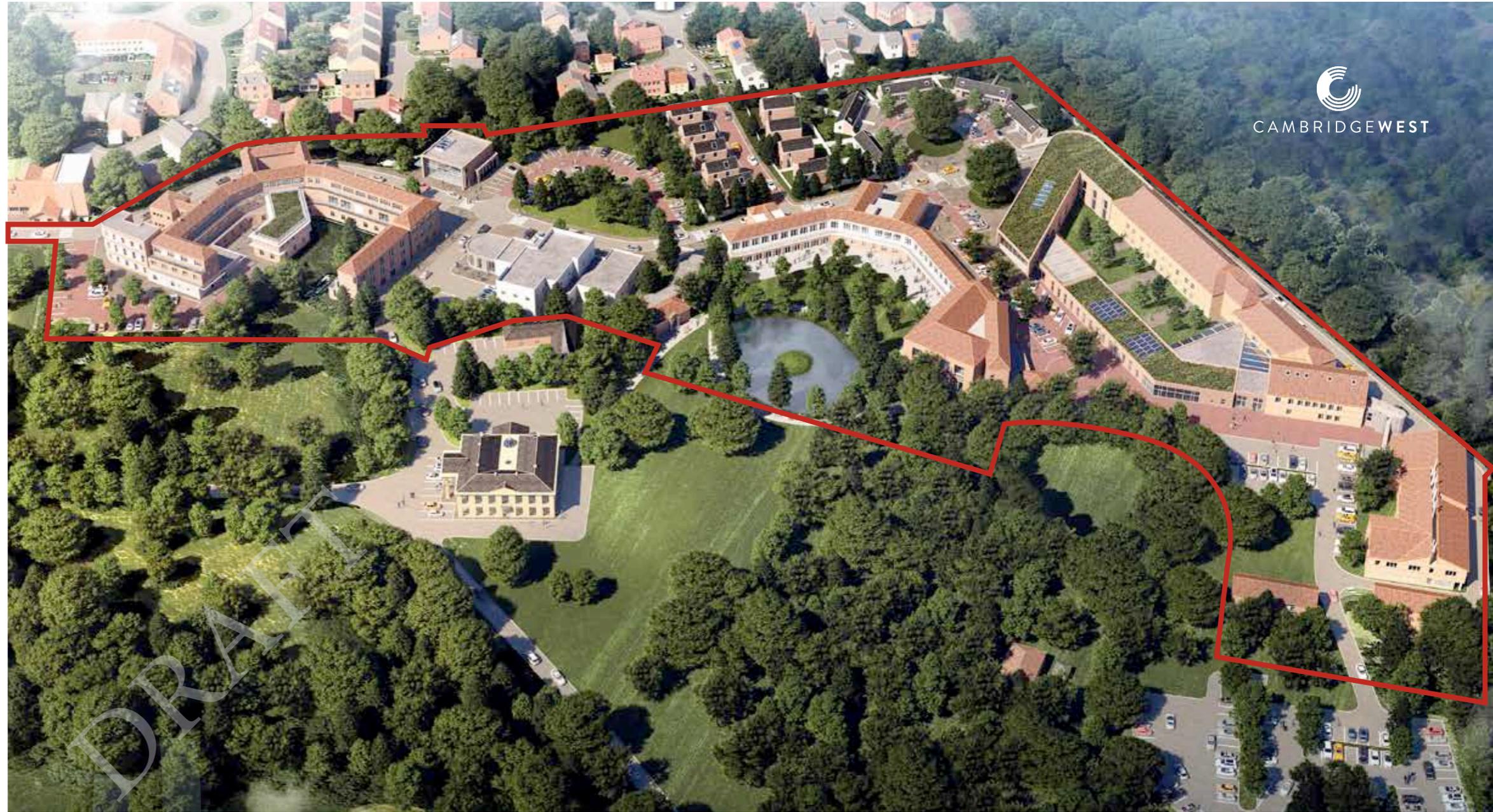


Map Ref.	Description	Sq m	Sq ft
1	Bernhard Baron Building	4,717.0	50,773
2	RSSC Respiratory Support & Sleep Centre	1,986.9	21,387
3	Pharmacy and Learning Centre	242.9	2,615
4	Ellen Kemp Building	1,112.2	11,972
5	Estate Office	193.2	2,080
7	Various Plants Rooms and Boiler Room	214.9	2,313
8	Lakeside Lodge	224.6	2,418
9	Lakeside Crescent	1,647.8	17,736
10 11	Christopher Parish Building	7,377.6	79,411
11a	Hugh Flemming Ward and Mallard Ward	1,337.8	14,400
12	New Varrier Jones Wing	1,091.9	11,753
13	Varrier Jones	1,514.3	16,300
14	Transplant Outpatients/Offices/Lecture Theatre	1,041.7	11,213
15	Diagnostic Centre	785.5	8,455
16	CSSD/TSS	375.0	4,036
17	Cardiac Directorate Offices/Occupational Health	318.3	3,426
18	Sims Woodhead Building	1,532.4	16,495
19	Flats 4 - 7	290.0	3,122
20	Houses 1 + 2	230.1	2,477

**TOTAL** 26,234.1 282,382

# The Vision

These proposals are not fixed but are intended to inform the potential future use of the site including the re-use of existing buildings, selective demolition and sensitively designed new buildings.



# Planning context

The site is brownfield where there is a general presumption in favour of development. It could be suitable for a wide range of uses subject to planning. Under the Town and Country Planning (England and Wales) General Permitted Development Order (as amended) the current use of the site as a hospital falls within Use Class C2. This includes the uses in the table below. Changes within the same use class do not require planning permission.

<b>Class C2 - Residential Institutions</b>	<i>Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing homes</i>
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The site is located within Papworth Everard Conservation Area adjacent to the Grade II\* Papworth Hall. There are no Listed buildings on the site itself. It is located adjacent to Papworth Wood SSSI and contains a number of protected trees.

The Local Planning Authority is South Cambridgeshire District Council. The South Cambridgeshire Local Plan was adopted in September 2018.

**Local Plan Policy E/6:** *Papworth Hospital sets out that proposals for the reuse or redevelopment of the site will be restricted through a 'sequential approach' beginning with healthcare, then employment use, and finally housing.*

As the site was marketed for a period in excess of 2 years alternative uses to healthcare can now be considered. The Policy does state that the conversion of existing buildings of character to residential use may exceptionally be permitted where it would be the most appropriate use of the buildings and would help recreate the character of the original Papworth Hospital buildings fronting the historic landscaped parkland setting of Papworth Hall.

The Papworth Everard Village Design Guide was adopted by the Council in January 2020 and sets out detailed planning policy for the village and for the hospital site. The Papworth Everard Conservation Area Appraisal 2011 highlights that the Bernhard Baron Hospital Building, Princess Hospital Building and Sims Woodhead Memorial Laboratory (Lakeside Lodge) make a positive contribution to the Conservation Area and should be retained.

## Option One - with private hospital

Re-uses the site as a care and retirement village, thereby retaining links to healthcare consistent with Local Plan policy. This could accommodate a wide range of accommodation to meet the needs and aspirations of older people and include one and two bedroom apartments, two bedroom single storey sheltered housing, limited three bedroom two storey housing, frail elderly nursing care beds, care suites and dementia beds. Care and extra care offering post operative and respite care for older people could also be provided. In addition, the proposals show communal facilities and additional care / health related buildings within the site such as a health hub, pharmacy, private hospital (option 1) and day rooms, cafe, restaurant and shops. The village would be zoned, progressing from retirement flats at the site entrance through to palliative care to the east.

## Option Two - without private hospital

Unlike Option 1, this option proposes to remove the existing Christopher Parish hospital building and extends the Varrier Jones and SIMS Woodhead Buildings to the north east and east of the site facing onto the mature woodland creating a larger care facility. This would extend fully to form a secure internal courtyard for residents. In addition, the proposed building form creates a frontage to the existing Lakeside building and creates a new pedestrian route from the central access road and associated landscaped spaces to the adjacent lake and parkland beyond, thus emphasising permeability and linkages across and beyond the site itself.

*A Preliminary Planning Strategy Statement was prepared in December 2020 and is available on request.*

# The Location

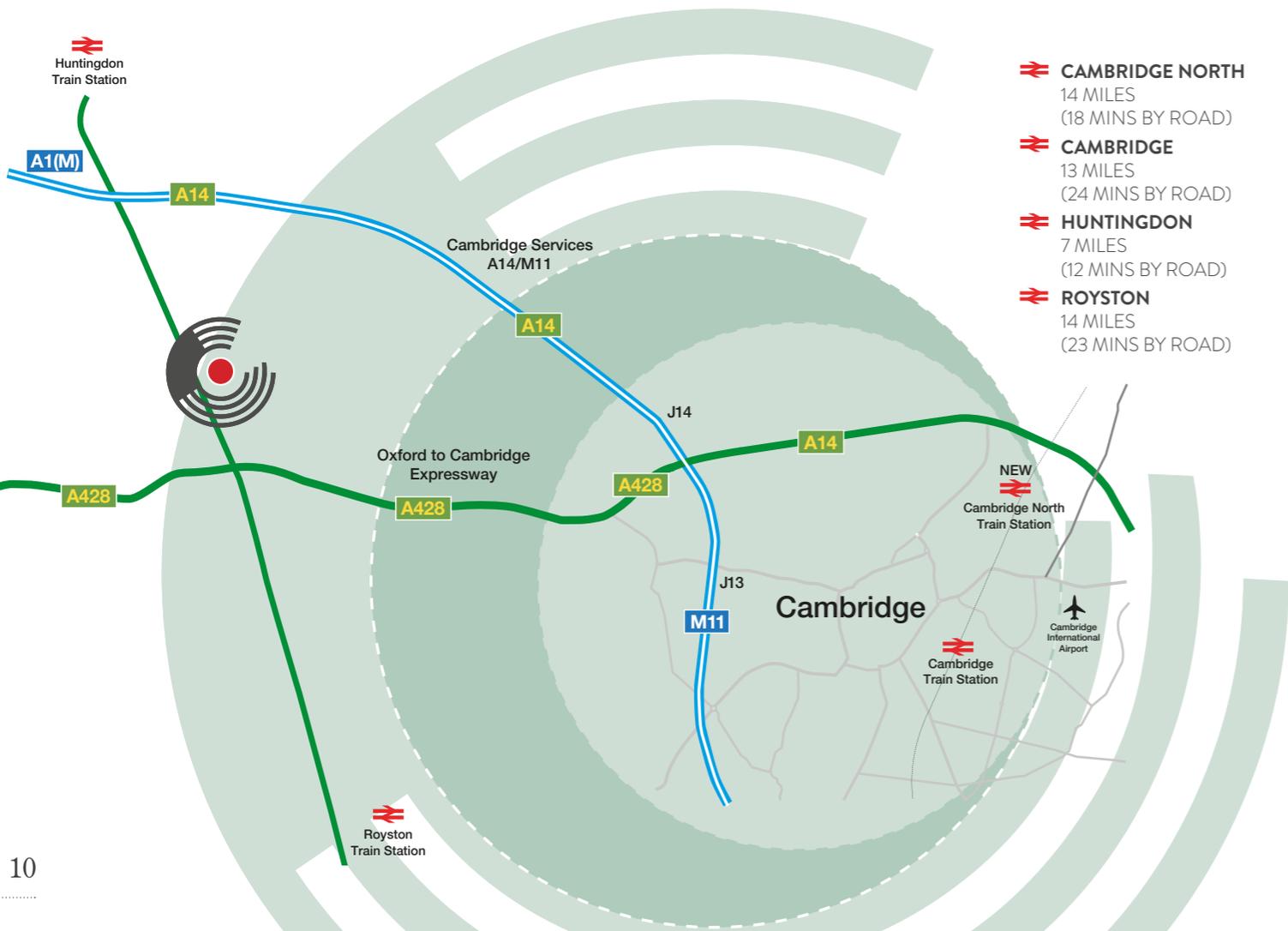
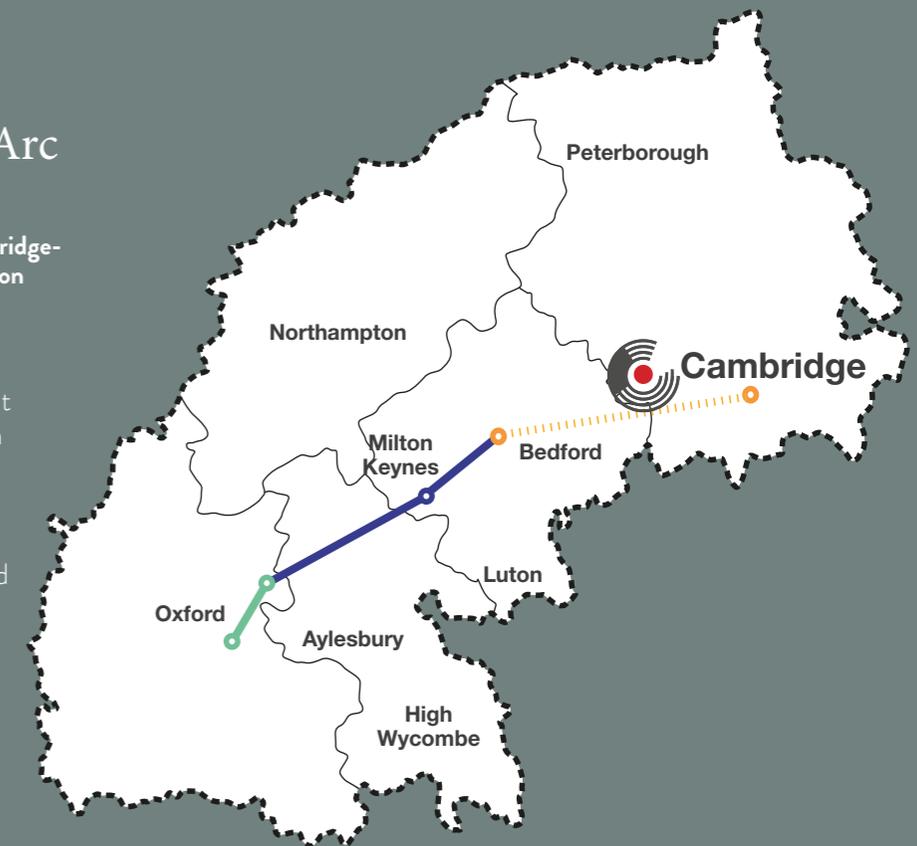
Located just 8 miles to the west of Cambridge within 1 mile of both the A14 link to the A1 and M11 and the Oxford to Cambridge Expressway, the site offers a unique investment opportunity in one of the UK's fastest growing economic regions where Gross Value Added (GVA) is expected to double over the next 25 years.

Papworth is within the Oxford-Cambridge Arc which contains globally renowned universities at the heart of a business, science and technology ecosystem where the UK Government has an ambition for up to one million high-quality new homes to be built by 2050 (Ministry of Housing, Communities and Local Government)

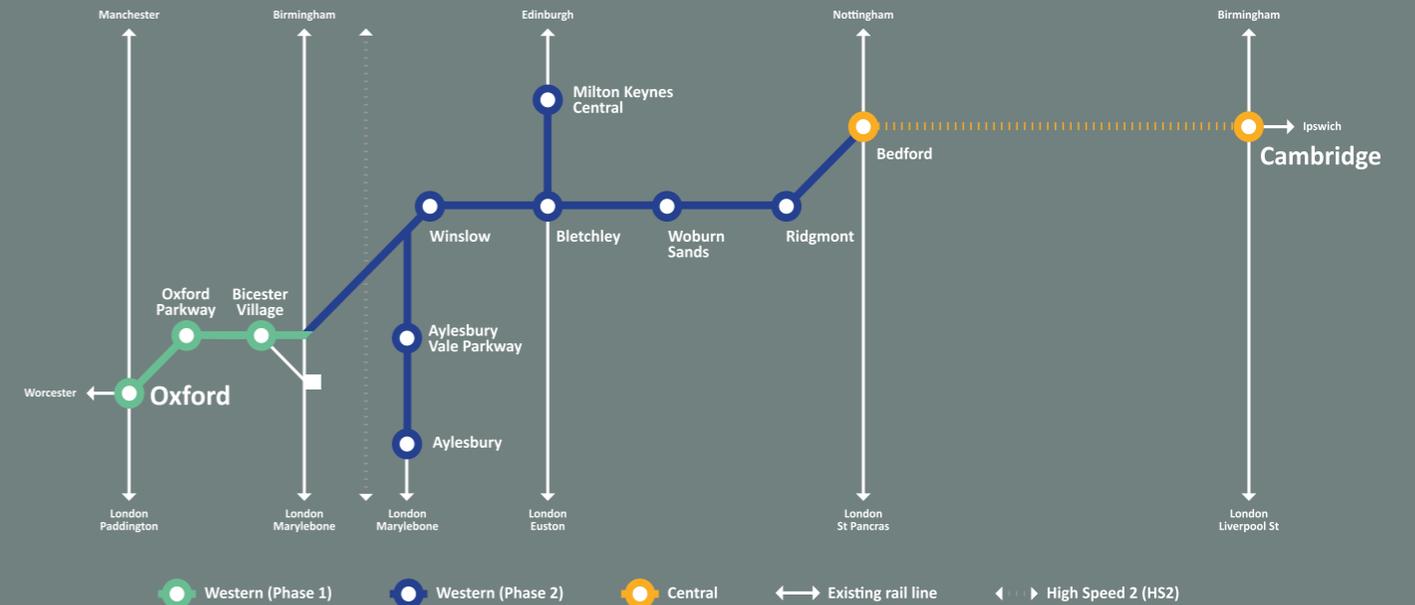
# The Oxford-Cambridge Arc

<https://www.gov.uk/government/news/government-plan-to-transform-oxford-cambridge-arc-into-uk-s-fastest-growing-economic-region>

The site is located within the Arc which is a joint Government and local partner economic priority. It is a globally significant economic region supporting over 2 million jobs and contributing £111 billion of annual Gross Value Added (GVA) to the UK economy. As with economic growth, population growth in the Arc has outpaced the UK as a whole, rising from just under 3 million in 1991 to 3.74 million in 2017. This represents an increase of 25% over that period compared to national growth of just under 15%.



# The Varsity Line



## Further Information

Please contact the selling agent for further information contained in the data room.

## Viewings

Strictly by appointment only.

# MacLaren

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## VAT

The property has not been elected for VAT.

## Anti Money Laundering (AML)

Under AML regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed to help combat fraud and money laundering.



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