



143-149 Newmarket Road

Cambridge, CB5 8HA

PART CONSENTED DEVELOPMENT OPPORTUNITY

WITH SCOPE TO ADD VALUE UNDER PERMITTED
DEVELOPMENTS RIGHTS

FREEHOLD FOR SALE

ON BEHALF OF JOINT LPA/
FIXED CHARGE RECEIVERS

RIB

ROBERT IRVING BURNS

EXECUTIVE SUMMARY




- The freehold opportunity comprises an office, Logic House, offered with vacant possession (3,408 sqft) and the adjacent rear land (comprising 0.191 acres) consented for residential use (4,633 sqft).
- Strategically located on Newmarket Road, a key arterial route into central Cambridge.
- Part-completed residential development comprising two new-build blocks with planning consent for 10 flats (Use Class C3).
- Block A fronts Newmarket Road and is consented for 2 self-contained flats (1x 1-bed, 1x 2-bed maisonette).
- Block B is positioned to the rear and is consented for 8 flats (all 1-bed) across two storeys, served by a passenger lift.
- Logic House has potential for office refurbishment or alternative uses (STPP), with precedent set for residential conversion under permitted development. (outside article 4 zone).
- Offers are invited in excess of £2,000,000 (Two Million Pounds) for the Freehold interest (stc).



Please note that this is a historic photo of the site.




LOCATION & CONNECTIVITY

Cambridge is a globally recognised city, known for its University, biotech and innovation hubs, and excellent transport connectivity. Logic House is located on Newmarket Road, approximately 1 mile east of the city centre and close to Cambridge Railway Station. The area benefits from ongoing redevelopment and a diverse mix of residential, commercial, and leisure uses.

 Newmarket Road

 1 min

 Cambridge Station

 10 min  10 min  20 min

 London King's Cross (~50 mins)
Liverpool Street (~1 hr 15 mins)

 A14 / M11 Access: ~10–15 mins

 Stansted Airport: ~35 mins (M11)
Heathrow Airport: ~1 hr 30 mins



The Grafton Centre



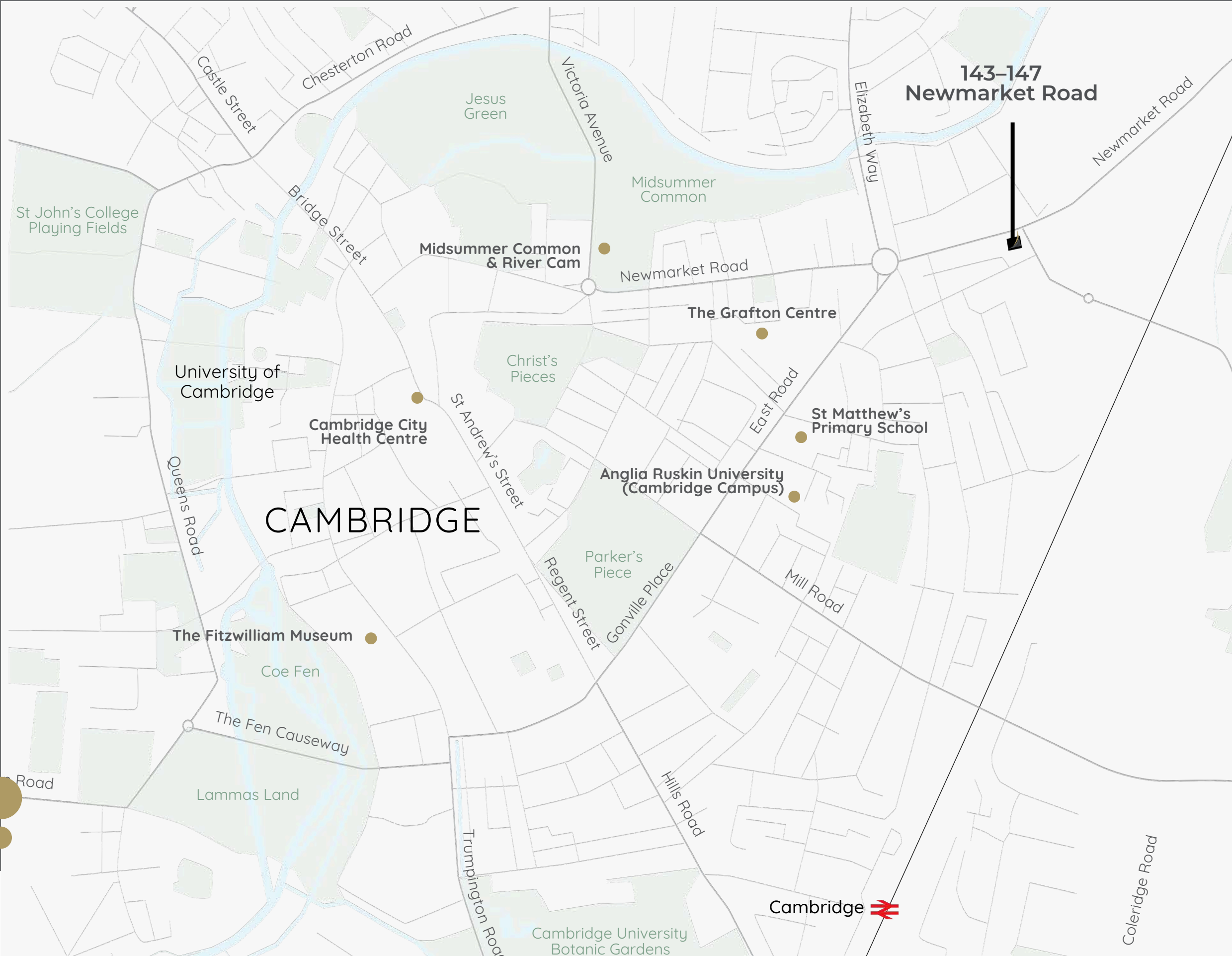
The Fitzwilliam Museum



Cambridge Railway Station



The Backs



EXISTING PROPERTY

LOGIC HOUSE, 143-147 NEWMARKET ROAD

Logic House is a detached three-storey office building of traditional construction, occupying its entire plot with on-site parking.

The ground floor currently includes a small lobby/reception and an enclosed undercroft space, part of which is proposed to be converted into office accommodation with street access. The remaining ground floor area provides cycle/storage facilities and access to a plant room.

The upper floors offer open-plan office space with suspended ceilings, air conditioning, gas central heating, and good natural light. There are modern WCs located on each half-landing and a kitchenette on the second floor.



149 NEWMARKET ROAD

149 Newmarket Road comprises a part-completed residential development site located directly adjacent to Logic House. The property currently consists of two newly constructed timber frame buildings, part of a wider redevelopment scheme that is now mid-build.

Block A sits at the front of the site, facing Newmarket Road. It is a three-storey structure with internal layouts in place for two residential units. The external frame and shell have been erected, and first fix works are underway in some areas.

Block B is located at the rear of the site and forms a two-storey block with a central stair and lift core. The block is designed to accommodate eight 1-bedroom flats. The superstructure is complete, and partitioning works have begun internally.

Both blocks are formed of modern timber frame construction with insulated panel systems. The roofs are pitched and finished in zinc. Windows and external cladding are partially installed.



ACCOMMODATION

149 NEWMARKET ROAD (BLOCK A)

Unit	Floor	Use	Descirption	Sqft (GIA)	Sqm (GIA)
G5	GF	Residential	1-bed with terrace	544	50.54
F5	GF / 1st / 2nd	Residential	2-bed with terrace	714	66.33
Total				1258	116.87

149 NEWMARKET ROAD (BLOCK B)

Unit	Floor	Use	Descirption	Sqft (GIA)	Sqm (GIA)
G1	GF	Residential	1-bed with courtyard	441	40.97
G2	GF	Residential	1-bed with courtyard	398	36.98
G3	GF	Residential	1-bed with terrace	420	39.02
G4	GF	Residential	1-bed with terrace	463	43.01
F1	1st	Residential	1-bed with balcony	405	37.63
F2	1st	Residential	1-bed with balcony	409	38.00
F3	1st	Residential	Studio with balcony	383	35.58
F4	GF / 1st	Residential	1-bed with terrace	456	42.36
Total				3375	313.55

143-147 NEWMARKET ROAD (LOGIC HOUSE)

Floor	Use	Descirption	Sqft (GIA)	Sqm (GIA)
GF	Use Class E	Lobby / Reception / Store	411	38.18
1st	Use Class E	Office	1508	140.10
2nd	Use Class E	Office	1489	178.28
Total			3408	356.56

Please note that there is a further 712 sqft / 63 sqm of office space which is proposed, which would take the total area of Logic House to 4,120 sqft / 381.73 sqm.





149 NEWMARKET ROAD

149 Newmarket Road has been granted planning permission (Ref: 20/01125/FUL) for the demolition of 149 Newmarket Road and the construction of two new residential blocks comprising 10 self-contained flats. Certificate of lawful development confirming lawful implementation granted 31 May 2024 (Ref: 24/01322/CLUED).

The residential scheme is part-completed and comprises timber frame construction with high-spec finishes proposed. It includes associated landscaping, refuse storage, and 32 cycle spaces.

LOGIC HOUSE, 143-147 NEWMARKET ROAD

143-147 Newmarket Road (known as Logic House) has been utilised as Offices (Class B1) and/or education as uses (D1), albeit the building is suitable for a variety of uses (STPP).

Though functional, the building would benefit from refurbishment to bring it in line with modern standards — offering clear potential for improvement and uplift. Planning consent (Ref: 19/0972/FUL) allows for both B1 (office) and D1 (education) uses. Previously used by Cambridge Seminars College.

The building falls outside of Cambridge's Article 4 Directions, meaning that it is capable of Residential Conversion under Permitted Development.

PRICE

Offers are invited in excess of £2,000,000 (One Million Two Hundred Thousand Pounds) for the Freehold interest (stc).

TENURE

The assets are held under freehold title numbers:



DATE ROOM

[Link](#)

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. May 2025

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