

EAST DEVELOPMENT CAMBRIDGE



SAVILLS DEVELOPMENT 2025 DEALS

The Savills Cambridge Development team transacted on 26 deals (excluding option & promotion agreements) in 2025 with capacity for 5,846 units with a total land value of £351 million.

Unlocking the best value at every stage of your development lifecycle.

AGENCY



HIGH STREET, POTTERS BAR

Date	Q2 2025
Location	Hertfordshire
Existing use	Commercial
Size	4.0 acres
Summary	Office and retail site draft allocated for mixed-use development in the emerging Local Plan. Instructed to seek both unconditional and subject to planning offers.



ICKLEFORD MILL, HITCHIN

Date	Q3 2025
Location	Hertfordshire
Existing use	Former mill and ancillary buildings
Size	9.17 acres
Summary	Site comprising a former flour mill and several associated buildings, benefiting from outline planning permission for up to 71 dwellings.



COMPIEGNE WAY, BURY ST EDMUNDS

Date	Q4 2025
Location	Suffolk
Existing use	Agricultural land
Size	194.4 acres
Summary	Instructed to seek offers for a consented residential opportunity for 1,375 units. The site was sold to Vistry.



STRAITS MILL, BRAINTREE

Date	Q2 2025
Location	Essex
Existing use	Land
Size	162 acres
Summary	Appointed to dispose of a site with outline consent for up to 1,000 units near Braintree. The site sold to Barratt and David Wilson Homes (Eastern Counties).



KINGSFLEET, THETFORD

Date	Q3 2025
Location	Norfolk
Existing use	Land
Size	82.45 acres
Summary	Instructed to dispose of a site for approximately 703 units with contracts exchanged in 2025.



PARCEL 12, ALCONBURY WEALD

Date	Q4 2025
Location	Cambridgeshire
Existing use	Land
Size	19.72 acres
Summary	Instructed to seek offers and successfully sold a consented residential opportunity for 272 units.

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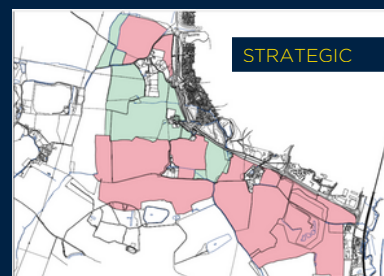
PARCEL 6, PRIORS HALL

Date	Q3 2025
Location	Corby, Northamptonshire
Existing use	Land
Size	9.61 acres
Summary	Appointed to dispose of land with planning permission for 153 units at Prior Hall, Corby. The site was sold to Allison Homes.



DUNSTON, DERBYSHIRE

Date	Q4 2025
Location	Derbyshire
Existing use	Former coal mine
Size	60.28 acres
Summary	Instructed to dispose of a strategic site for approximately 500 units, which completed in 2025.



BISHOP'S STORTFORD SOUTH

Date	Q2 2025
Location	Hertfordshire
Type	Option agreement
Existing use	Land
Size	917 acres
Summary	Instructed to dispose of a strategic site for approximately 7,000 units at Bishop's Stortford South. Successfully completed the exchange in May 2025.



HATTONS ROAD, LONGSTANTON

Date	Q2 2025
Location	Cambridgeshire
Existing use	Land
Size	134.8 acres
Summary	Instructed to dispose of a site strategically located along the Northstowe link road, successfully securing an overage arrangement for the landowners.



ELM ROAD, MARCH

Date	Q4 2025
Location	Cambridgeshire
Type	Promotion agreement
Existing use	Land
Size	33.85 acres
Summary	Instructed to market a site that was draft-allocated for 294 dwellings in the emerging Fenland Local Plan. The Landowners have entered into a Promotion Agreement for an initial five-year term with an option to extend for a further three years.



LONDON ROAD, ROYSTON

Date	Q3 2025
Location	Cambridgeshire
Type	Hybrid agreement
Existing use	Land
Size	412 acres
Summary	On behalf of the landowner, secured a hybrid option promotion agreement for the site, which has the potential to deliver approx 1,145 new homes with significant areas of open space for public health and for biodiversity enhancement.

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SAVILLS DEVELOPMENT 2025 DEALS

VALUATIONS & S106 SALES



VALUATION

WINTRINGHAM AND LOVES FARM

Date Q1 2025
Location St Neots, Cambridgeshire
Existing use Residential
Summary Valuation of a large strategic urban extension to the east of St Neots. The property included two separate sites with planning permission for 5,500 dwellings. The sites comprised various ancillary uses including employment, healthcare, local centre retail and a hotel.



VALUATION

WIXAMS AND DARWIN GREEN

Date 2025
Location Various
Existing use Residential - affordable housing
Summary Quarterly valuations of shared ownership units on two development sites in Bedfordshire and Cambridgeshire for a Registered Provider.



VALUATION

HANWOOD PARK, KETTERING

Date Q3 2025
Location Kettering, Northamptonshire
Existing use Residential development
Summary Valuation for a large strategic urban development for accounts purposes, with planning permission for up to 5,500 dwellings, subject to an Option and Promotion agreement.



VALUATION

HANOVER AND PRINCESS COURT

Date 2025
Location Cambridge, Cambridgeshire
Existing use Residential
Summary Initial valuation for internal decision making, followed by a valuation to support a grant application. The property comprised four blocks of apartments totalling 165 units in the centre of Cambridge.



VALUATION

STATION ROAD, IMPINGTON

Date Q3 2025
Location Cambridgeshire
Existing use Residential Development
Summary Provided a loan security valuation to support the development of a commercial premises by a SME developer to create new residential units in a village close to Cambridge.



DISPOSAL - S106

ALCONBURY WEALD PARCEL 7

Date Q2 2025
Location Huntingdonshire
Existing use Affordable sale
Summary Advised on the disposal of conditional contracts for 33 x Section 106 affordable homes.

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SAVILLS CAMBRIDGE DEVELOPMENT TEAM

We understand how to unlock the best value and opportunities for your development.
As the only UK property consultant who can support you through the entire development lifecycle, we have specialists in every sector, collaborating across the globe to tailor their expertise and deliver your vision.

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VALUATION



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