

The Cambridge City Council (Hanover Court and Princess Court) Compulsory Purchase Order 2026 (CPO/PLA/10002)

Supplemental Proof of Evidence of Ross Jones (Senior Development Manager, Cambridge City Council) (CD 9.6)

in response to further representations by Objector 1 and Objector 2

dated 25 September 2026

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1 Introduction

- 1.1 I, Ross Jones, am the Senior Development Manager in the Cambridge City Council (the **Council**) Development team. I have provided a Statement of Evidence dated 15 September 2026 (**CD 9.2**), which sets out my qualifications, experience and involvement in the Scheme (as defined in my Statement of Evidence) which I do not repeat here.
- 1.2 This Supplemental Proof of Evidence is made for two reasons. Firstly, to assist the Inspector by providing an update in respect of the various objections received and ongoing negotiations relating to The Cambridge City Council (Hanover Court and Princess Court) Compulsory Purchase Order 2026 (the **Order**) in connection with the proposed redevelopment of Hanover Court and Princess Court (the **Estate**). Secondly, and this will be addressed first in this Supplemental Proof, to set out the Council's response to the further representations in objections made to the Order. I adopt the terminology as defined in the Statement of Case (**CD 1.4**) and my Statement of Evidence (**CD 9.2**) where not defined in this Supplemental Proof.
- 1.3 This Supplemental Proof of Evidence has been compiled as a single document although it covers a number of different factors. The facts and matters set out in this Supplemental Proof of Evidence are either within my own knowledge or where reference is made to facts which are outside my knowledge, I set out the source of my information, and I believe such information to be true. The facts set out below are true to the best of my knowledge and belief.

2 **Scope of Evidence**

- 2.1 This report is a Supplemental Proof of Evidence that has been prepared in response to the supplemental grounds of objection submitted by:
- 2.1.1 Objector 1 in the form of a statement of evidence dated 15 September 2026 with accompanying enclosures (**Objector 1's Statement**); and
- 2.1.2 Objector 2 in the form of a statement of evidence dated 15 September 2026 with accompanying enclosures (**Objector 2's Statement**).
- 2.2 Copies of Objector 1's Statement and Objector 2's Statement are found in the Core Documents List as **CD 5.8** and **CD 5.9** respectively.
- 2.3 This Supplemental Proof covers land and property matters relating to the objections.

3 Response to Objector 1's Statement

- 3.1 Objector 1's Statement (**CD 5.8**) is based on the same five grounds as set out in Objector 1's Statement of Case (**CD 5.6**). I therefore cross-refer below to where my Statement of Evidence (**CD 9.2**) addresses each ground already and provide a further response where appropriate.

3.1.1	Section B: " <i>THE CHANGE IN THE BASIS OF THE PUBLIC-INTEREST CASE</i> "
3.1.2	I refer to Section 10.2.12 of my Statement of Evidence (CD 9.2) in response to paragraphs 8 and 9, in which I explain why no affordable housing will be secured as a condition or obligation of the planning permission. The journey from design to delivery necessitated adjustment of the planning requirement for affordable housing from 40% to 0%, to maximise Homes England grant funding. Consequently, the Council will secure £8,600,000 in Homes England funding to offset some of the £15,300,000 decanting costs, which was acknowledged in the Viability Appraisal (CD 4.15) prepared for planning purposes. The Viability Appraisal (CD 4.15) confirmed that requesting a developer to provide 40% affordable housing on a scheme that has significant decanting costs was commercially unviable when assessing the proposed Scheme against planning policy requirements and an industry-standard profit return for the developer. The Council has greater flexibility than a normal developer considered as part of the planning process. The Council seeks to redevelop the Estate to regenerate a failing asset, deliver an increased number of safe homes, and provide public benefits, as opposed to being focused on commercial gain. Throughout the evolution of the Scheme, the provision of 72 homes by the Council has remained unchanged; 72 homes were proposed at design stage, 72 homes formed the basis of the Order, and 72 homes will ultimately be delivered. It is accepted that the planning requirement as authorised by the Planning Application doesn't require the provision of affordable housing, but the provision of affordable housing at a level of over 40% is a fixed publicly-reported Council commitment.
3.1.3	Section C: " <i>THE POSITION CONCERNING THE PROPOSED 72 COUNCIL HOMES</i> "
3.1.4	I do not agree with the Objector's assertion that the confirmation of the Council's Homes England bid being successful "<i>demonstrates that the circumstances surrounding the proposed Council housing have changed since the Order was promoted</i>". The Council's intention has always been to provide a minimum of 40% affordable housing in accordance with its Local Plan (CD 3.4).

	I explain in Section 10.2.12 of my Statement of Evidence (CD 9.2) the various routes the Council was willing to pursue to secure grant funding in support of the provision of Affordable Housing and, importantly, the Council was confident during the promotion of the Order that such funding would be secured on the basis that it has never been unsuccessful securing Homes England funding for a qualifying scheme. In any event, the SP bid succeeded (see Appendix RJ1 to my Statement of Evidence (CD 9.2)) and the funding contract is in the process of engrossment, demonstrating that the Council's original and consistent intentions for the Scheme are coming to fruition. The Council's commitment to the provision of affordable housing has been recognised by Homes England in its award of Strategic Partnership status.
3.1.5	Section D: " <i>PROPORTIONALITY AND THE IMPACT UPON ME</i> "
3.1.6	In response to paragraph 19 of Objector 1's Statement, the Council has addressed the Objector's individual circumstances and desire to remain in Cambridge as follows: a) by offering a Right of Return on an equivalent size and position basis with a capped valuation; b) has proposed a mechanism to bridge the financial gap between an existing and a new build property; c) has offered temporary accommodation costs to facilitate a local let during the build period; and d) if preferred, at any point will provide a financial settlement to secure an off-Estate property. All the benefits of the Scheme are detailed in my Statement of Evidence (CD 9.2) and the Council's Statement of Case (CD 1.4), and I therefore do not repeat them here. I consider that the Council has demonstrated a compelling case in the public benefit that justifies interfering with the Objectors' property rights. As explained in Section 9.8.8 of my Statement of Evidence (CD 9.2), the Council has sought to mitigate the impacts of the Order through the acquisition and rehousing proposals discussed with the leaseholder, which has led to detailed Right of Return discussions which remain ongoing to allow the Objector to maintain their connection with the area. Indeed, a Right of Return agreement is very close to being agreed with Objector 1 based on an identified flat type and on an agreed floor level in a preferred block. Overall, I consider that the Council has appropriately considered and balanced the impacts on affected parties such as Objector 1 against the benefits of the redevelopment, and the benefits realised by these parties being relocated from unsafe to safe housing.

3.1.7	Section E: <i>"THE COUNCIL'S REGENERATION POLICY AND RIGHT OF RETURN"</i>
3.1.8	I do not agree with the Objector's statement that the Council has failed to provide <i>"a satisfactory and workable right of return"</i> and has not <i>"adequately explained why my circumstances should be treated differently"</i>. I believe this statement misrepresents negotiations to date. A meeting was held with the Objector and her representatives on 26th August 2026 (3pm) and 15th September 2026 (2pm) to discuss the right of return option based on the previously shared framework agreement. The framework agreement could not be fully completed as discussions regarding valuation methodology, interim accommodation costs, relevant dates, etc. needed to be agreed. A Right of Return pack (Appendix RJ13) was shared with the Objector on 17th September 2026 via email at 18:47 which included 6 flat type options across two proposed private blocks in the new development. A sample specification was circulated on 18th September 2026 (15:57) as well as an opportunity to view a current show flat that is for sale at a local CIP scheme known as Fanshawe Road, Cambridge. As explained in Section 5.10 of my Statement of Evidence (CD 9.2), negotiations with Objector 1 included the Objector's preference for a Right of Return arrangement (including equity assistance and interim accommodation) from early 2026, when a second financial offer didn't proceed. The Objector's overriding preference for a Right of Return was not confirmed until April 2026 when the objector returned from overseas. I note that this date is a correction of my statement in Section 5.10.3 of my Statement of Evidence (CD 9.2). In response to paragraph 24, I address in detail in Section 10.2.38 of my Statement of Evidence (CD 9.2) the Council's position regarding the draft Right of Return agreement. The Council does not agree with the Objector's presentation of this being an <i>"incomplete template rather than an offer capable of acceptance"</i> but rather it formed a fundamental framework for discussions to progress and, as I state in my Statement of Evidence at Section 10.2.24, generated substantive engagement from the Objector. I set out the most up-to-date position in respect of negotiations with Objector 1 at Section 5.3 of this Supplemental Proof. I note the Objector's comments that they want <i>"full ownership of my replacement home rather than an arrangement under which the Council or its development partner retains an equity interest or charge"</i>. Paragraph 5.4 of the Council's Regeneration Policy (CD 3.8) states that, where a <i>"leaseholder wishes to exercise their right to return to the redeveloped scheme"</i>, their purchase may be based on shared ownership or shared equity, if required, to allow a leaseholder to exercise such right of return. As highlighted in my Statement of Evidence (CD 9.2), it is my understanding, that this approach was approved in the redetermined Aylesbury Estate

	decision, and has been benchmarked against other local authority policies and approaches to estate regeneration.
3.1.9	Section F: " <i>COMPULSORY ACQUISITION HAS NOT BEEN SHOWN TO BE A LAST RESORT</i> "
3.1.10	I do not consider that Objector 1's statements that "<i>no subsisting offer capable of acceptance has replaced</i>" the offer of 5th February 2026 which lapsed (paragraph 28) and that "<i>no concrete or binding proposal was provided before the Order was made</i>" are fair representations of the Council's actions. Offer 2 made on 5th February 2026 was at a level where an off-Estate property could have been purchased. This offer was declined when the Objector returned from overseas, two months later, in April 2026 and expressed her desire for a right to return over a financial settlement. The Council has not presented a further financial offer given the preference for a right of return, which has been developed in the alternative. There were regular communications in May 2026, and assurances were provided that work had commenced on the right of return details (please see Appendix RJ8 to my Statement of Evidence (CD 9.2)). This included the drafting and subsequent legal review of the agreement and securing agreement in principle at the CIP board meeting on 15th June 2026. The framework agreement was issued for consideration on 26th June 2026. The Objector was overseas from mid-June 2026 until mid-July, and following her return, queries were raised via email and responses provided until an in-person meeting was held on 26th August 2026. An offer was first made on 25th March 2025 and 18 months later, no agreement has been reached and that in the absence of compulsory purchase, the Council cannot be sure that an agreement would be reached within a reasonable timescale. I am aware that in accordance with paragraph 2.8 of the Guidance, it's not a requirement to wait for negotiations to break down to progress the compulsory purchase process, and that the Guidance recognises that delays in acquiring land can result in valuable time being lost in progressing a project.
3.1.11	Section G: " <i>MY INDIVIDUAL CIRCUMSTANCES</i> "
3.1.12	Please see my response above at Section 3.1.6 of this Supplemental Statement.

4 Response to Objector 2's Statement

Pursuant to a direction by the Inspector, Objector 2's Statement of Case (**CD 5.7**) and Statement of Evidence (**CD 5.9**) are not in the public domain. The Council's response to Objector 2's statement is therefore removed from this Statement of Evidence and the relevant pages left blank. Any questions should be directed to: housingdevelopment@cambridge.gov.uk

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5 **Update on Objections**

5.1 In this section I have provided the Council's latest position on engagement with each of the three remaining objectors. The Council will provide any further updates to the Inspector at the inquiry.

5.2 This section also addresses the implications of a delay to the making of the Order as proposed by Objector 2 and the Council's continuing approach to negotiations.

5.3 **Objector 1**

5.3.1 We are very close to agreeing a Letter of Intent based on a right of return agreement with the provision for an alternative financial settlement if deemed desirable, at any point in time, prior to completion of the right of return flat. Upon execution of a Letter of Intent, we understand that Objector 1 intends to withdraw their objection to the Order. The Objector has appointed solicitors to review the draft Letter of Intent.

5.3.2 The parties intend to execute the Letter of Intent by 2nd October 2026, and the Council has confirmed that associated legal review costs will be paid by the Council together with costs to draft and execute the subsequent contract.

5.3.3 The proposed heads of terms are as follows:

- (a) Enter into formal contract to acquire the leaseholder's property and a Right of Return Agreement ahead of an agreed date for vacant possession.
- (b) The existing property value has been agreed.
- (c) The method of valuing the return property value has been agreed.
- (d) The right of return flat will be an equivalent size in one of the private blocks.
- (e) Details regarding the return flat have been shared and reviewed.
- (f) A typical fit-out specification has been shared and reviewed.
- (g) A shared equity arrangement will be included in the contract, if required.
- (h) Temporary accommodation costs have been agreed.
- (i) Tax related matters have been agreed.
- (j) The Council shall pay all statutory and disbursement costs to the Leaseholder in accordance with the Council's regeneration Policy and the Compulsory Purchase Code.

5.4 **Objector 2**

- 5.4.1 I note that the following comment is included in the Objectors Summary at Section 9, paragraph 5: *"I request that the Inspector recommend either that confirmation of the Order be delayed until the Council has rectified the procedural failures set out above and reached agreement with me on suitable rehousing terms"*. The Council will continue to negotiate up to and after the inquiry to reach agreement and I believe that there is no reason to delay the confirmation of the Order. Significant progress has been made this week regarding defining and agreeing *"suitable rehousing terms"* and we are moving towards an agreed settlement.
- 5.4.2 Delays to the Order would have several impacts, including the reduction of the period of time available to prepare the existing buildings for demolition (removal of kitchens, bathrooms, asbestos, etc.) and the subsequent demolition of the structures which is targeted for the school summer holidays in 2027, to mitigate the impact of demolition works on the surrounding schools which has been a focus of the planning committee. The proposed commencement of works on-site in March/April 2027 is based on identified and allocated labour resources as well as achieving contractual dates which form part of the Brownfield Land Release Fund grant award for the demolition works. Breach of the funding timeline would potentially result in the loss of £975,000 of grant funding.
- 5.4.3 We are close to agreeing a Letter of Intent based on the provision of temporary accommodation and a financial settlement including appropriate reasonable adjustments. Upon execution of the Letter of Intent, we understand that Objector 2 intends to withdraw their Objection to the Order. The Objector is in the process of appointing solicitors to review the draft Letter of Intent.
- 5.4.4 The parties intend to execute the Letter of Intent by the date of the inquiry, and the Council has confirmed that associated legal review costs will be paid by the Council together with costs to draft and execute the subsequent contract.
- 5.4.5 The proposed heads of terms are as follows:
- (a) Enter into formal contract to provide temporary accommodation, acquire the leaseholder's property and provide a financial settlement, ahead of an agreed date for vacant possession.
 - (b) The existing property value has been agreed.
 - (c) Temporary accommodation costs and associated arrangements have been agreed.
 - (d) The financial settlement includes appropriate provisions for reasonable adjustments to the onward property.

5.5 **Objector 3**

- 5.5.1 Responses have been provided to the Objector's valuer to assess tax liabilities.
- 5.5.2 The Council are waiting on a finalised claim and does not expect any issues and intend to proceed to a settlement shortly following receipt.

5.5.3 The Council anticipates that the objection to the Order will be withdrawn upon agreement, but the timing may be protracted given the Objector's overseas location.

5.6 **Objection summary**

The Council is in ongoing discussions with all parties who have objected to the Order with the aim of reaching mutual agreement and will update this information as matters progress. The Council has carefully considered the objections. Notwithstanding the points raised by the Objectors, I remain satisfied as to the justification of the Order and that all of the Order Land is required.

6 **Conclusion**

- 6.1 Five objections were received by the Council to the CPO (four qualifying, one non-qualifying) – however, now only three qualifying objections and the non-qualifying objection remain. Positive progress towards agreement of the substantive terms is being made with the remaining objectors.
- 6.2 The Council has carefully considered all points of objection, and I have set out how it has responded to each in my original Statement of Evidence (**CD 9.2**). Discussions with the remaining objectors continue, with a view to reaching agreements that would enable the objections to be removed.
- 6.3 Notwithstanding the points raised by the grounds of objections set out in Objector 1's Statement and Objector 2's Statement, I remain satisfied as to the justification of the Order and that all the land shown within the Order as being the Order Land is required.

7 Statement of Truth and Declaration

7.1 Statement of Truth

I confirm that I have made clear which facts and matters referred to in this report are within my own knowledge and which are not. Those that are within my own knowledge I confirm to be true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer.

7.2 Declaration

7.2.1 I confirm that my report has drawn attention to all material facts which are relevant and have affected my professional opinion.

7.2.2 I confirm that I understand and have complied with my duty to the inquiry which overrides any duty to those instructing or paying me, that I have given my evidence impartially and objectively, and that I will continue to comply with that duty as required.

7.2.3 I confirm that I am not instructed under any conditional or other success based fee arrangement.

7.2.4 I confirm that I have no conflicts of interest.

7.2.5 I confirm that I am aware of and have complied with the requirements of the rules, protocols and directions of the inquiry.

Signed:



Dated:

25 September 2026

ROSS JONES

Appendix 1 - Right of Return pack (RJ13)

32 Hanover Ct Right of Return Flat Option Details

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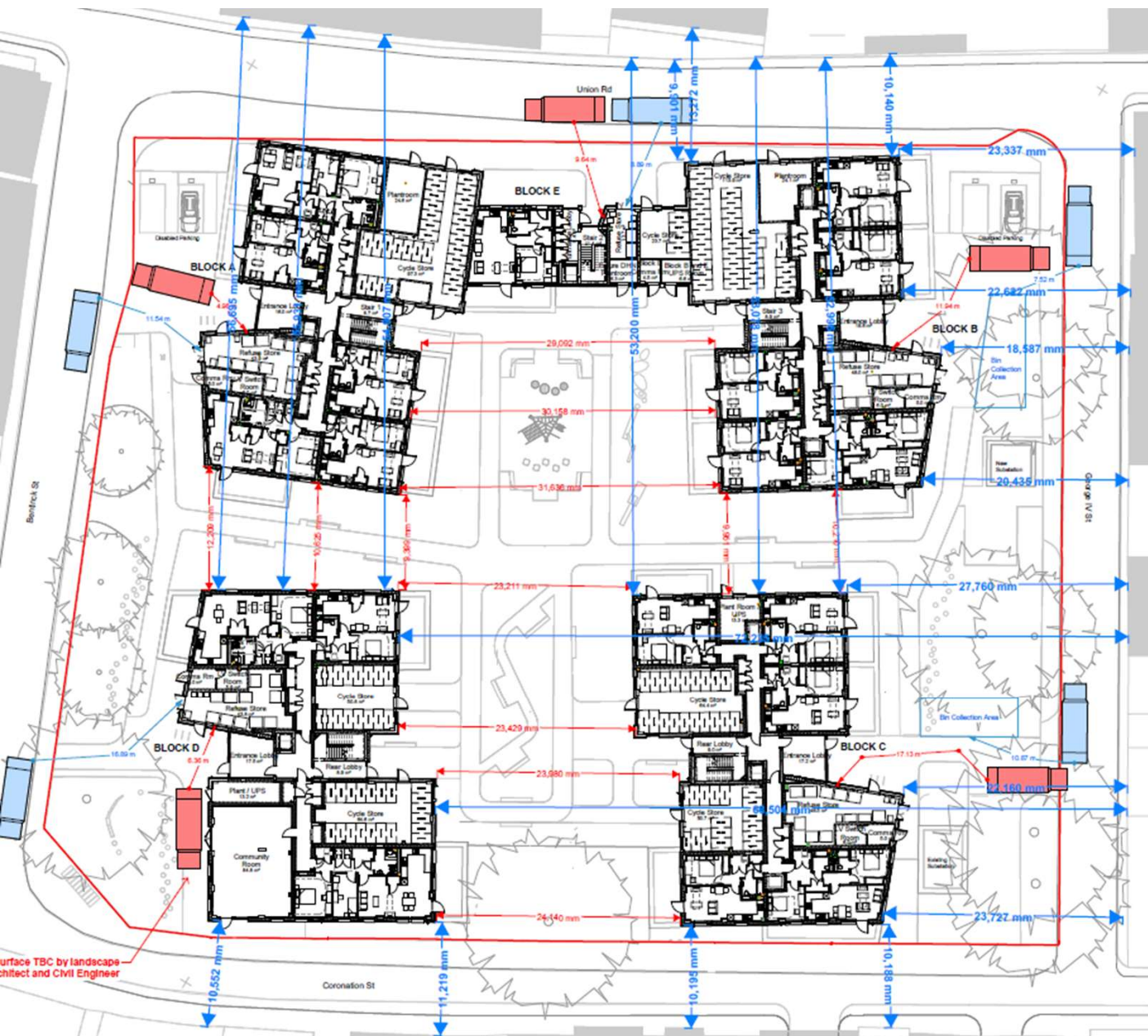
Site details



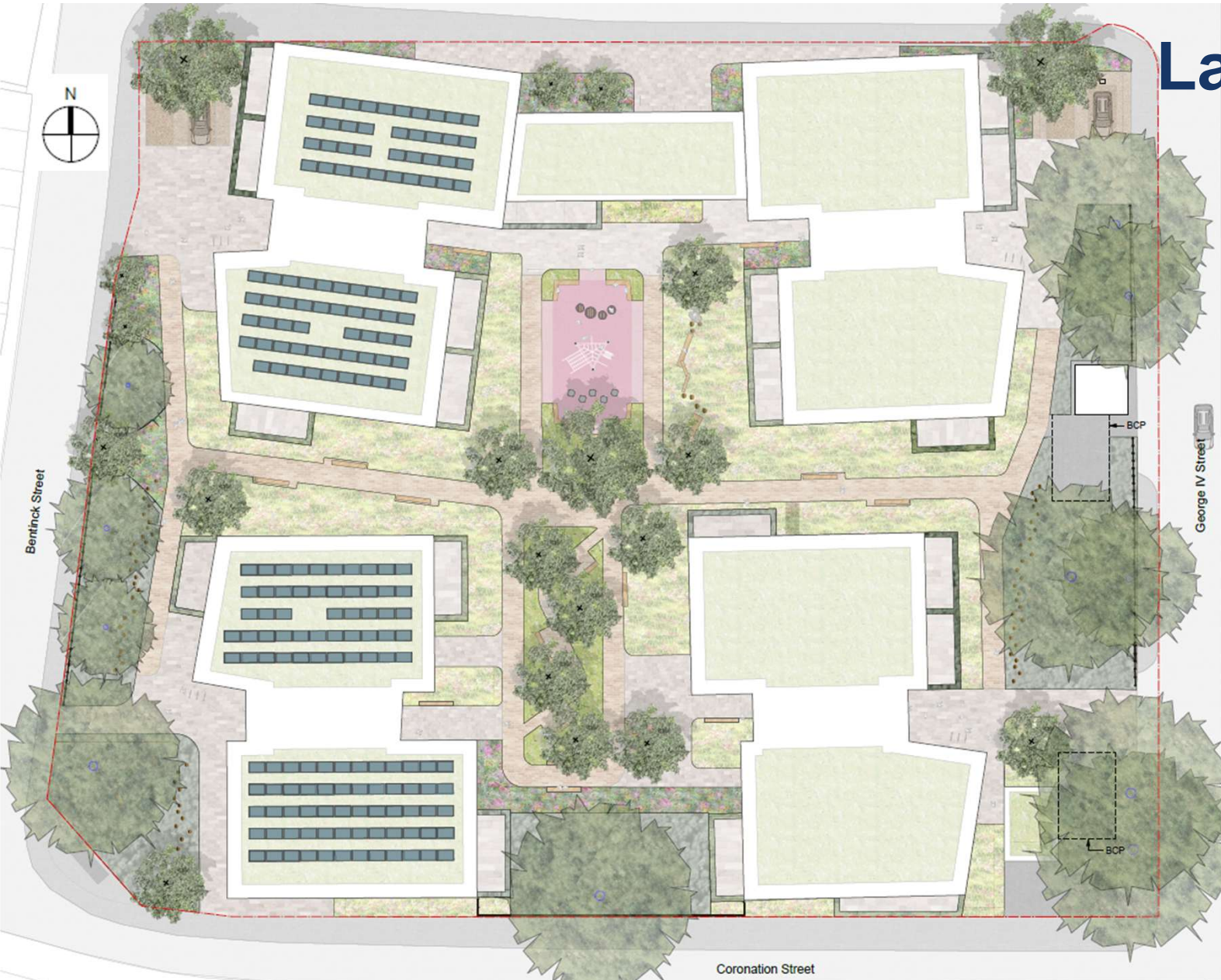
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Distances Adjacent Buildings

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Landscaping



Softscape - Planting

-  P[Plant01] - Ornamental Grasses Shrubs, Herbaceous, Herb and Structural Planting for Sun- Dappled Shade
-  P[Plant02] - Ornamental Grasses, Shrubs, Herbaceous, Herb and Structural Planting for Medium-Deep Shade
-  P[Plant03] - Ornamental Grasses Shrubs, Herbaceous, Herb and Structural Planting for SUDs
-  P[Plant04] - Seed Mix for Shaded under tree condition such as Emorsgate Seeds EW1 Woodland Mixture
-  P[Plant05] - Native Hedge
-  P[Plant06] - Extensive Green Roof

Hardscape - Paving

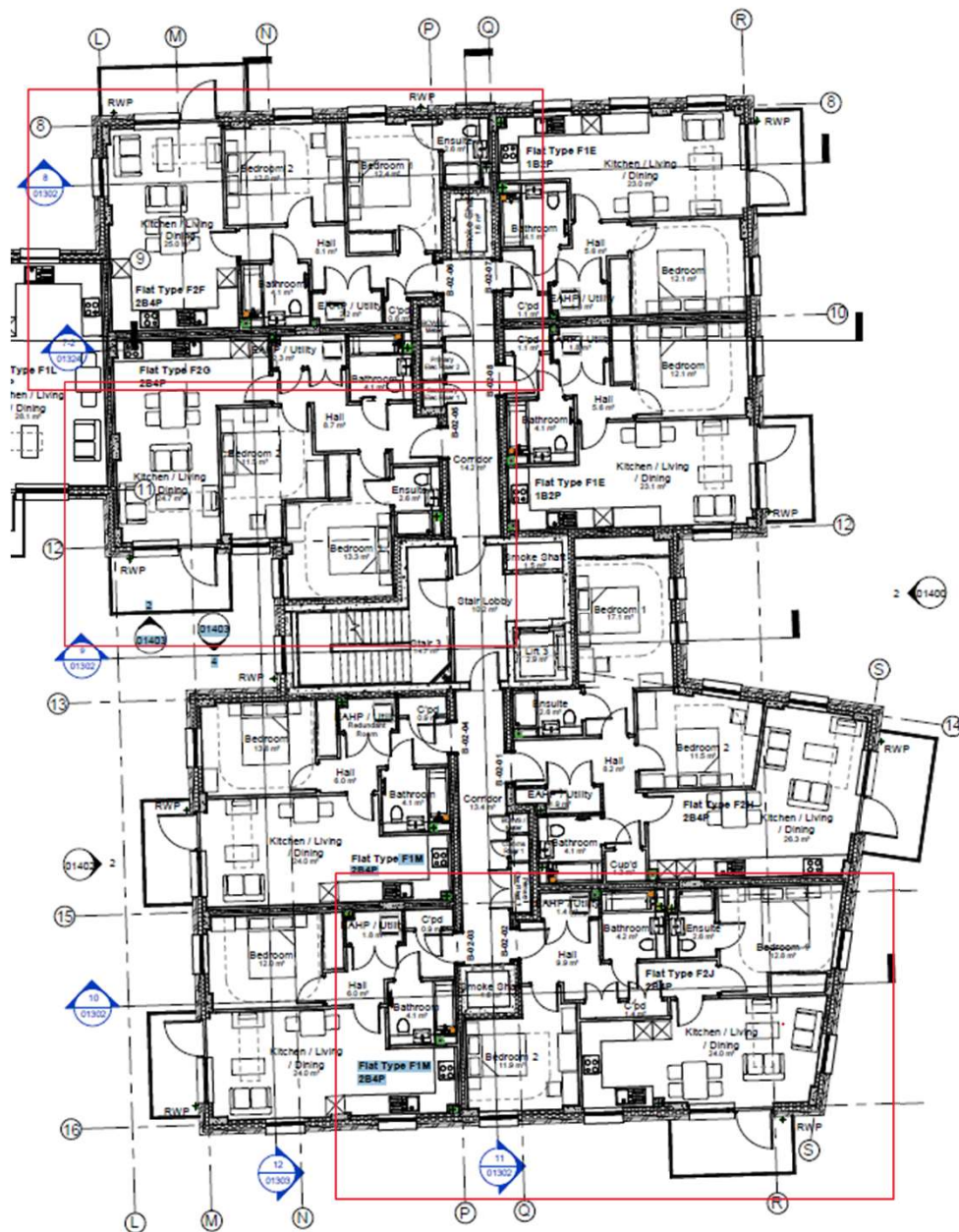
-  Existing Concrete Pavement
-  Existing Road
-  H[Pave01] Resin-bound aggregate
-  H[Pave02] - Permeable concrete slab pavers
-  H[Pave03] - Permeable concrete pavers
-  H[Pave04] - Rubber Play Surface

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Accommodation Schedule – Block B

	A	B	C	D	E	F	G	H	I
1	Block ABE - Accommodation Schedule				Rev P01	04.09.2026	Hanover and Princess Court		
2									
3	Block Ref	Plot No.	Flat Type	Tenure	Level	GIA m²	GIA ft²	Occupancy	Doc M Req.
54	Block B	B-02-01	F2H	Private	02 Second Floor	77.5 m ²	834 ft ²	2B4P	M4(2)
55	Block B	B-02-02	F2J	Private	02 Second Floor	73.1 m ²	787 ft ²	2B4P	M4(2)
56	Block B	B-02-03	F1M	Private	02 Second Floor	51.6 m ²	555 ft ²	1B2P	M4(2)
57	Block B	B-02-04	F1M	Private	02 Second Floor	51.6 m ²	555 ft ²	1B2P	M4(2)
58	Block B	B-02-05	F2G	Private	02 Second Floor	71.9 m ²	774 ft ²	2B4P	M4(2)
59	Block B	B-02-06	F2F	Private	02 Second Floor	71.4 m ²	768 ft ²	2B4P	M4(2)
60	Block B	B-02-07	F1E	Private	02 Second Floor	50.5 m ²	543 ft ²	1B2P	M4(2)
61	Block B	B-02-08	F1E	Private	02 Second Floor	50.5 m ²	543 ft ²	1B2P	M4(2)

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Block B Second Floor

Flat types

F2F

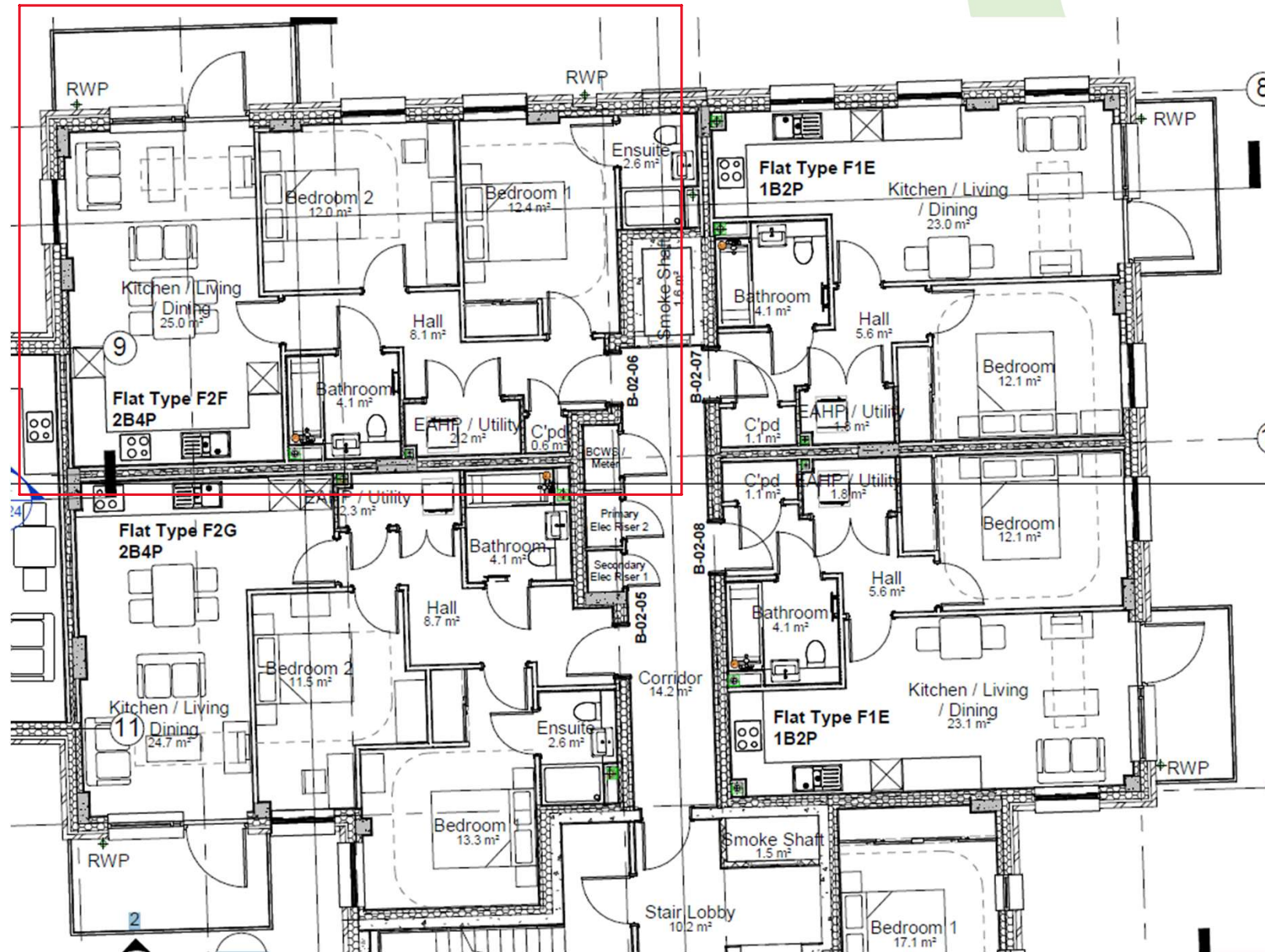
F2G

F2J

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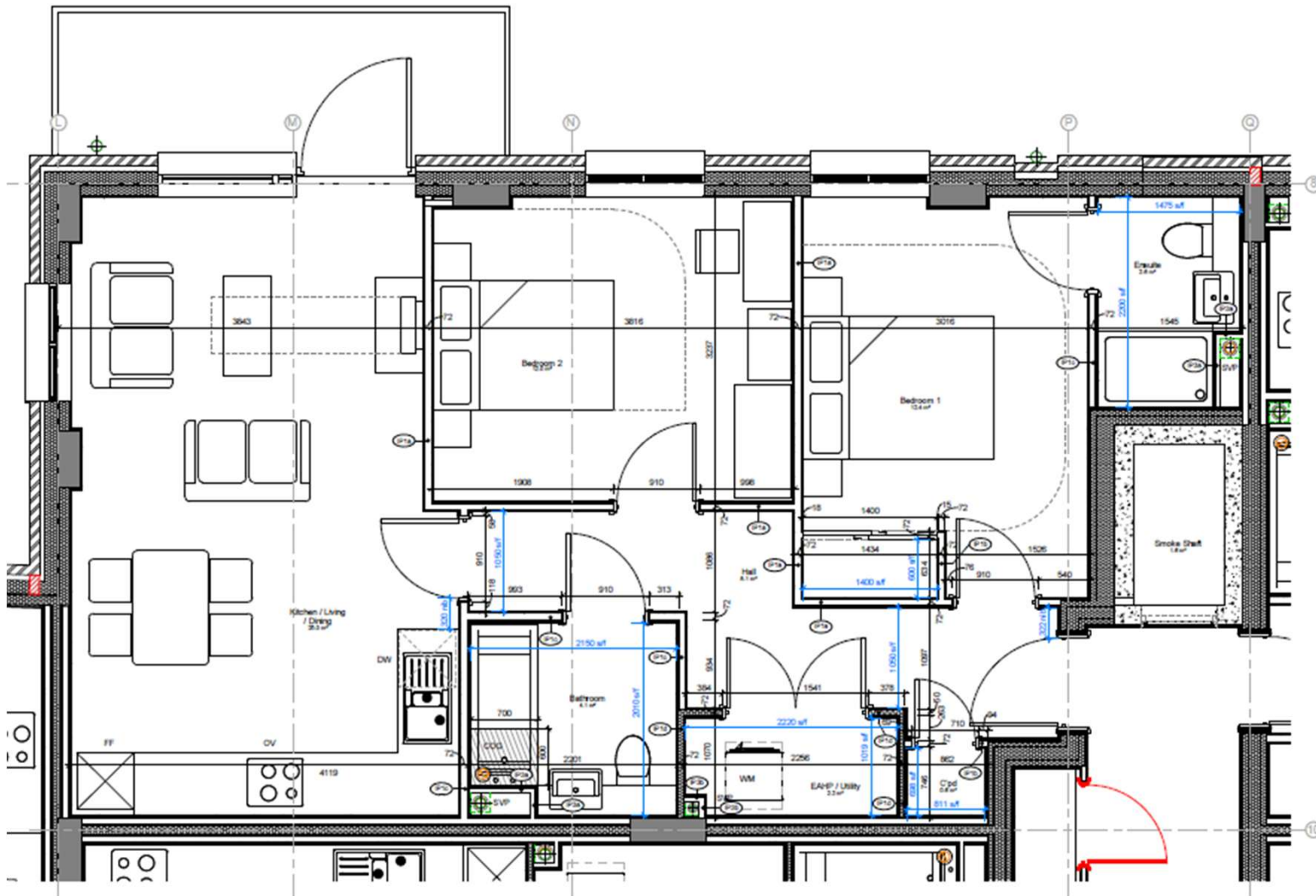
Block B Second Floor Flat type F2F

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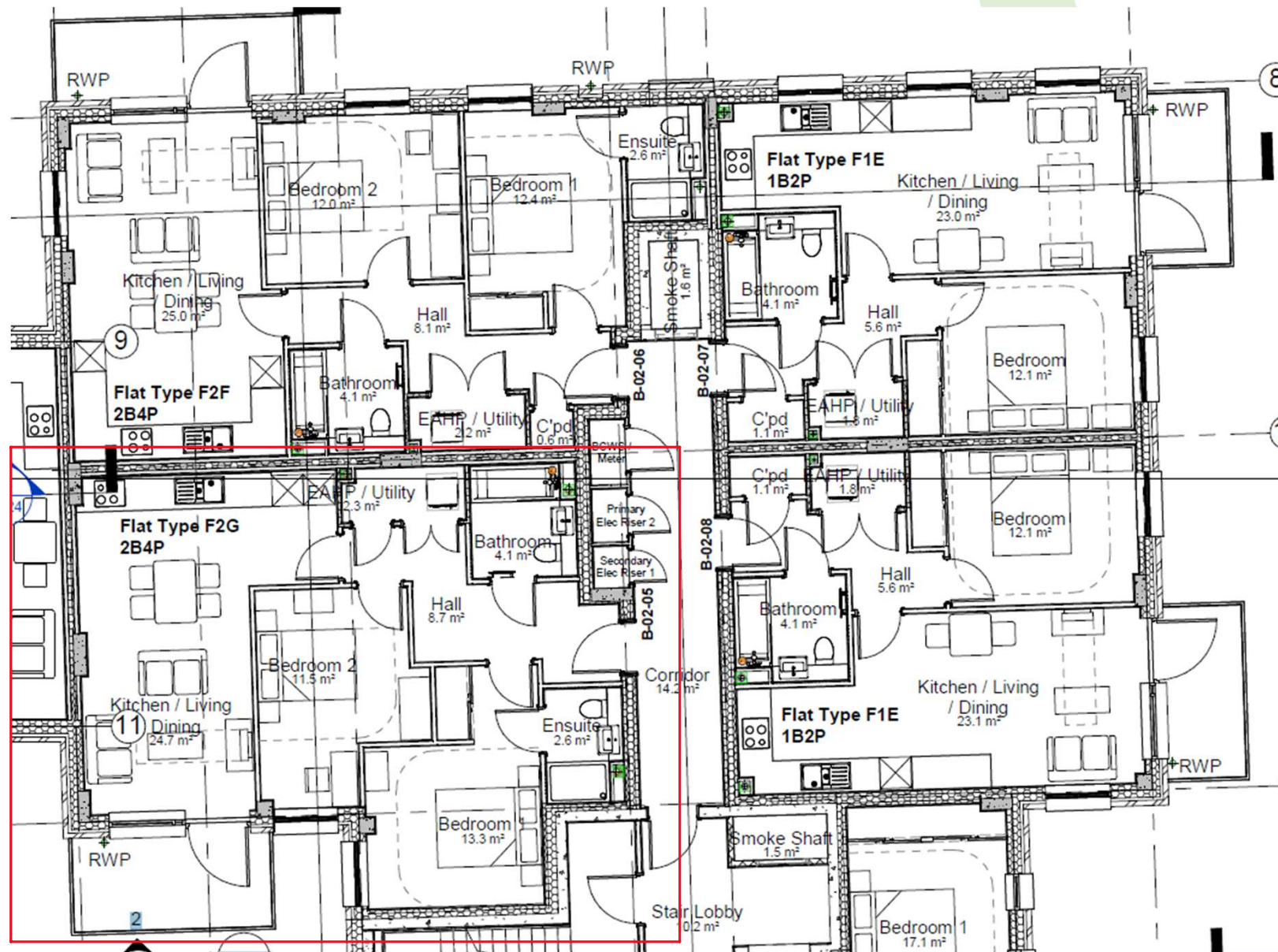
Block B Second Floor Flat type F2F

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Block B Second Floor Flat type F2G

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This is a detailed architectural floor plan of a residential unit, likely a duplex. The plan shows the following rooms and areas:

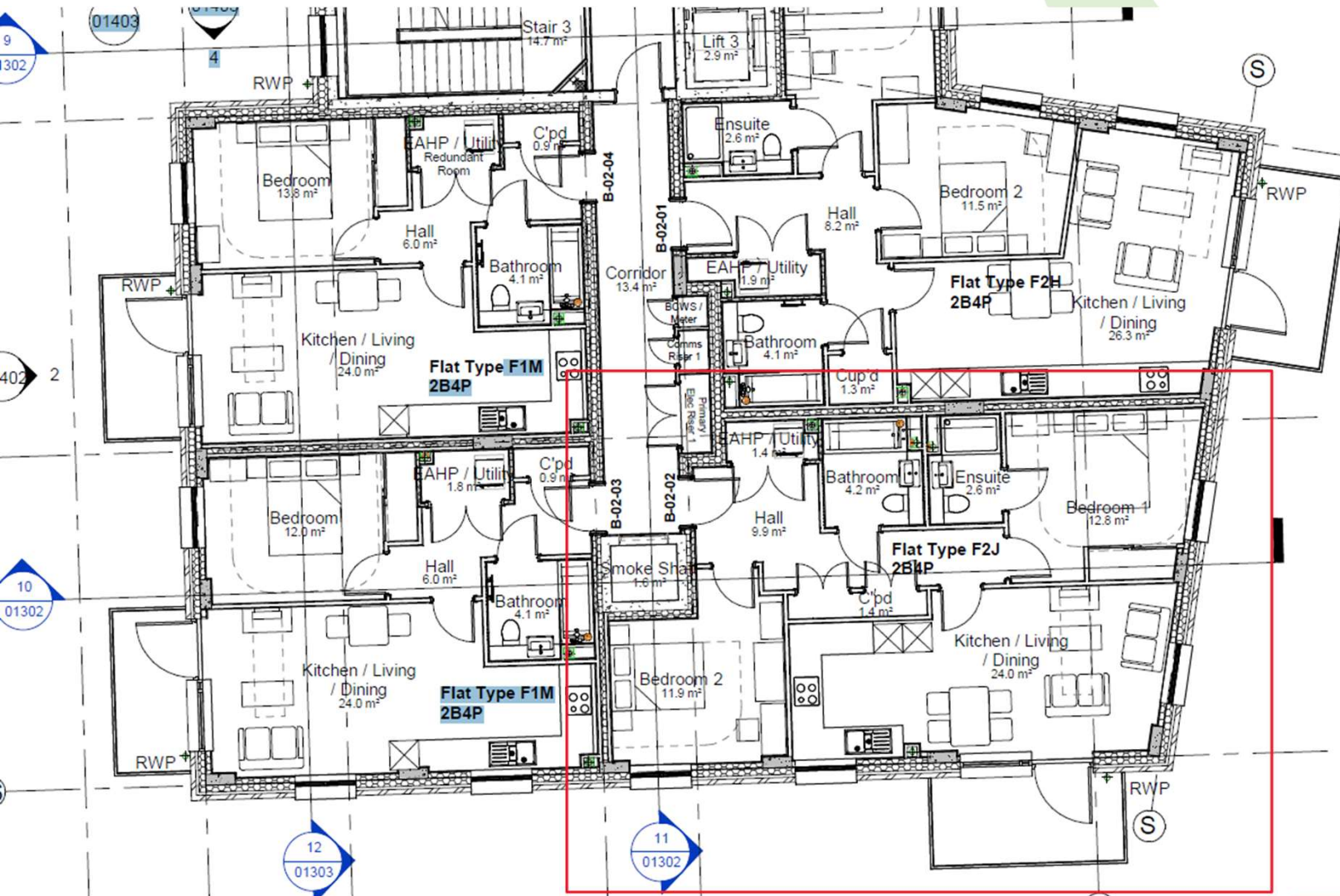
- Kitchen / Living / Dining:** 24.1 m². Includes a kitchen area with a stove (OV), sink (DW), and refrigerator (FF). The living area has a sofa (3323) and a dining area with a table (3316).
- Bedroom 1:** 13.3 m². Located at the bottom right, featuring a large bed (3160) and a wardrobe (1969).
- Bedroom 2:** 11.3 m². Located in the center, featuring a bed (2969) and a wardrobe (1934).
- Bathroom:** 4.1 m². Located at the top right, featuring a toilet, sink, and shower.
- Ensuite:** 2.7 m². Located at the bottom right, adjacent to Bedroom 1, featuring a toilet, sink, and shower.
- EAHP / Utility:** 3.8 m². Located at the top center, featuring a washing machine (WM) and a dryer (DVP).
- Hall:** 8.9 m². A central hallway connecting the rooms.

The plan includes numerous dimensions for rooms and furniture, as well as door and window specifications. For example, the Kitchen / Living / Dining area has a width of 2502 s/f and a depth of 2538 s/f. The main entrance is marked with a red 'X' and a door swing. The plan also shows various electrical outlets (P1a, P1b, P1c, P1d) and ventilation points (DVP, P1a, P1b, P1c, P1d).



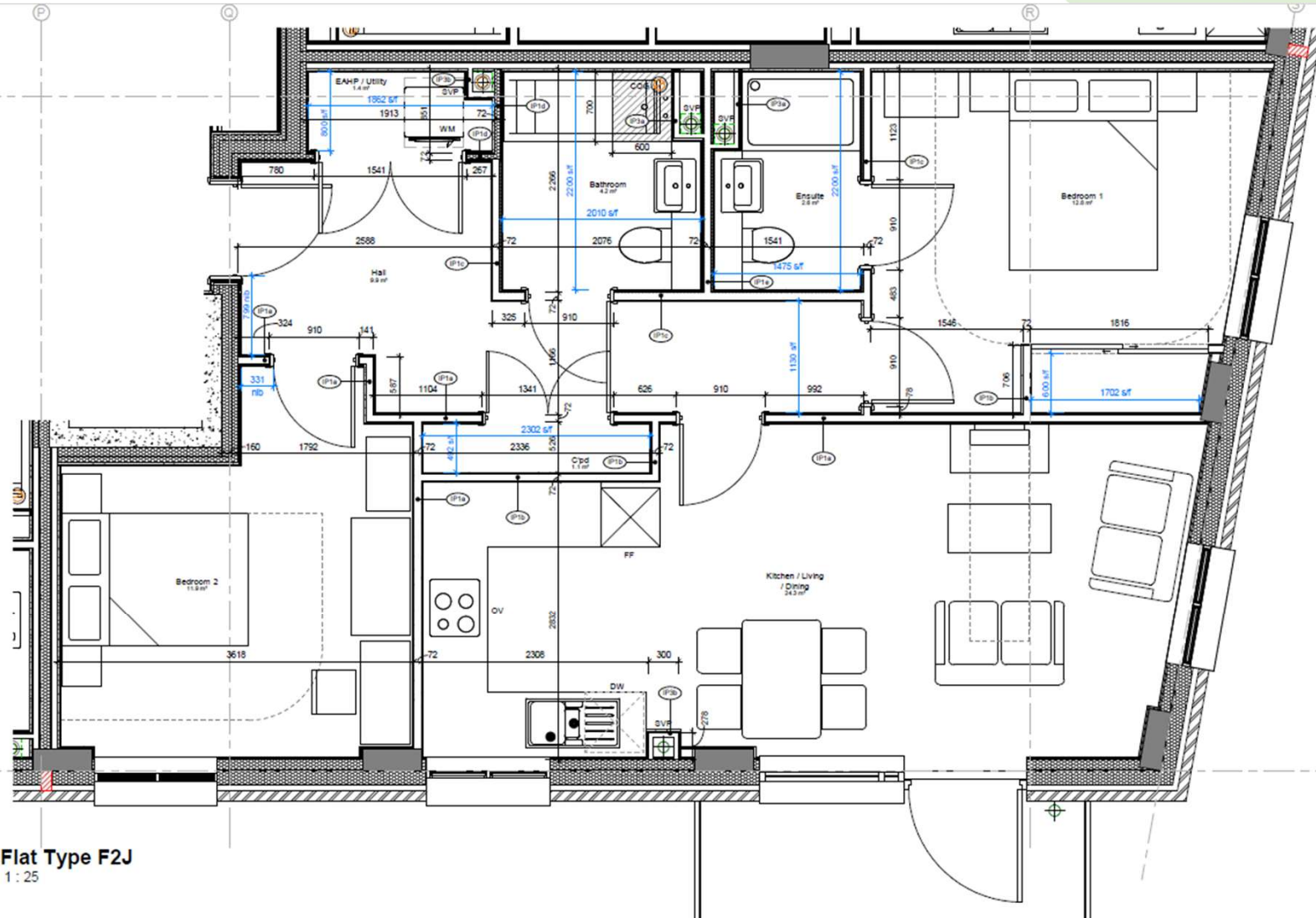
Block B
Second
Floor
Flat type
F2J

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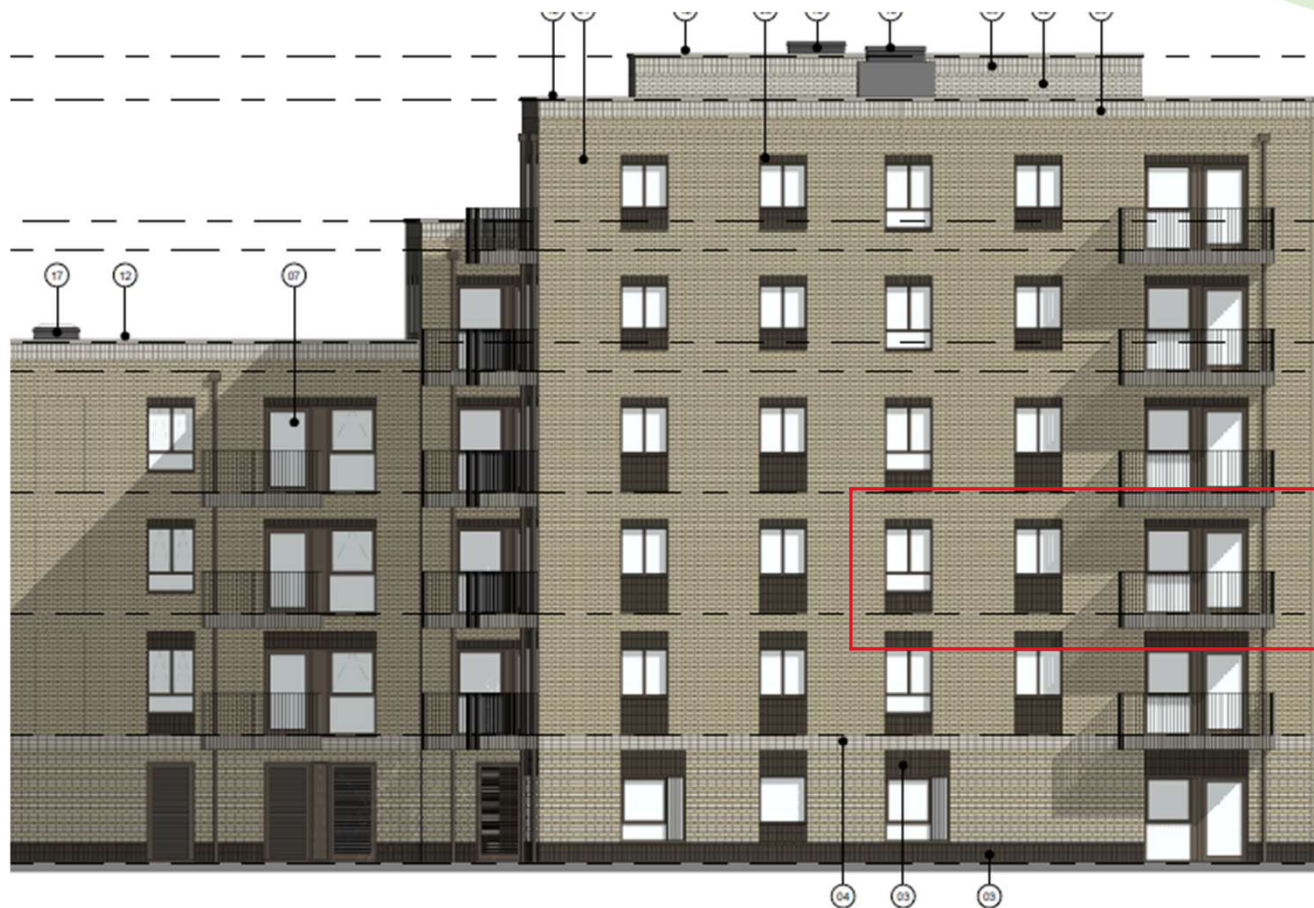


Block B Second Floor Flat type F2J

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Block B South Elevation Flat type F2J



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Block B East Elevation Flat type F2J

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3d Model Block B



3D View - South

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Accommodation Schedule – Block C

	A	B	C	D	E	F	G	H	I
1	Block C - Accommodation Schedule				Rev P01	04.09.2026	Hanover and Princess Court		
2									
3	Block Ref	Plot No.	Flat Type	Tenure	Level	GIA m²	GIA ft²	Occupancy	Doc M Req.
17	Block C	C-02-01	F2M	Private	02 Second Floor	75.8 m ²	816 ft ²	2B4P	M4(2)
18	Block C	C-02-02	F2L	Private	02 Second Floor	72.3 m ²	778 ft ²	2B4P	M4(2)
19	Block C	C-02-03	F1Q	Private	02 Second Floor	51.2 m ²	551 ft ²	1B2P	M4(2)
20	Block C	C-02-04	F1R	Private	02 Second Floor	51.6 m ²	555 ft ²	1B2P	M4(2)
21	Block C	C-02-05	F2N	Private	02 Second Floor	72.0 m ²	775 ft ²	2B4P	M4(2)
22	Block C	C-02-06	F2O	Private	02 Second Floor	71.4 m ²	768 ft ²	2B4P	M4(2)
23	Block C	C-02-07	F1S	Private	02 Second Floor	50.9 m ²	548 ft ²	1B2P	M4(2)
24	Block C	C-02-08	F1S	Private	02 Second Floor	50.8 m ²	547 ft ²	1B2P	M4(2)

Block C Second Floor

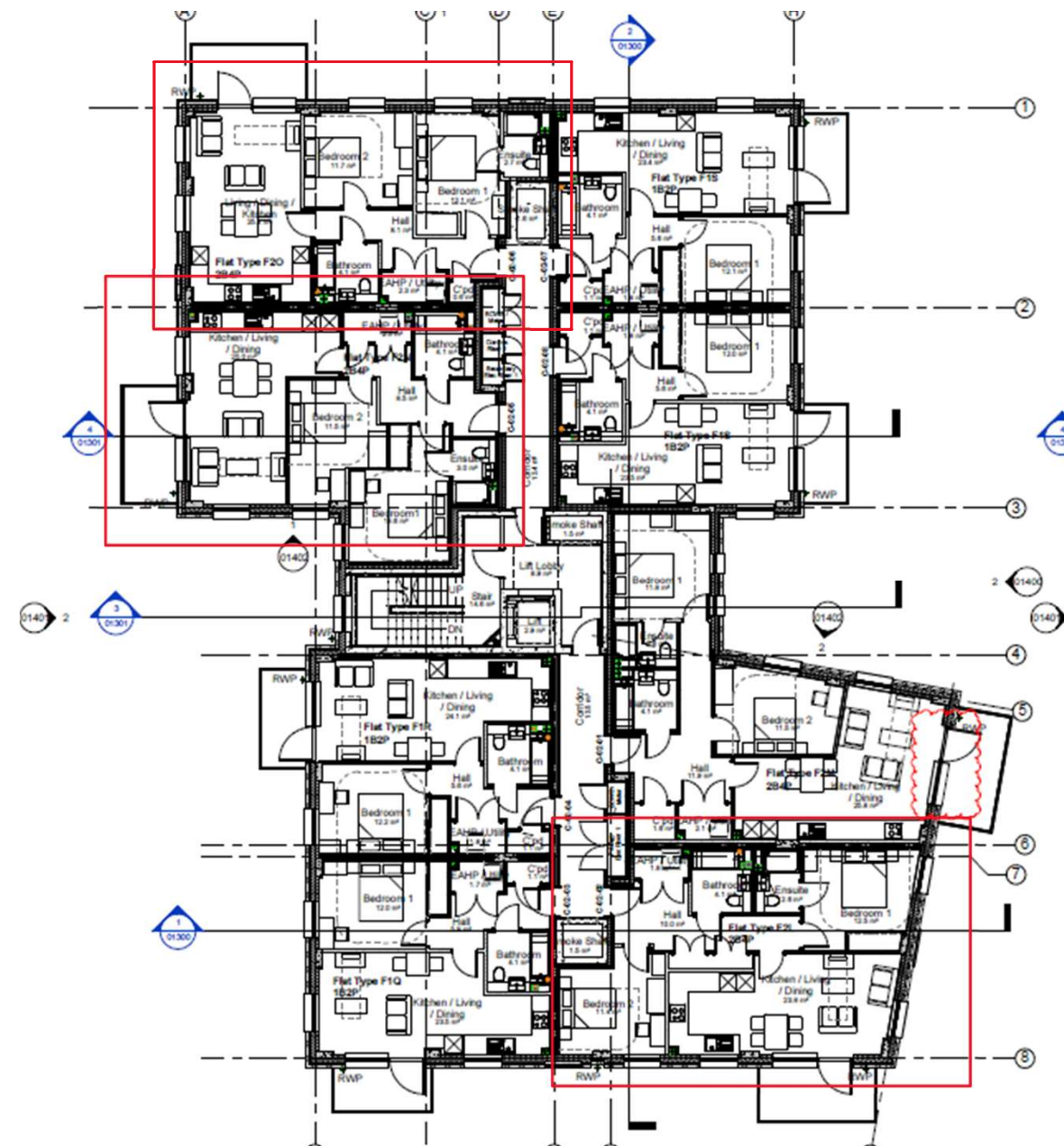
Flat types

F2O

F2N

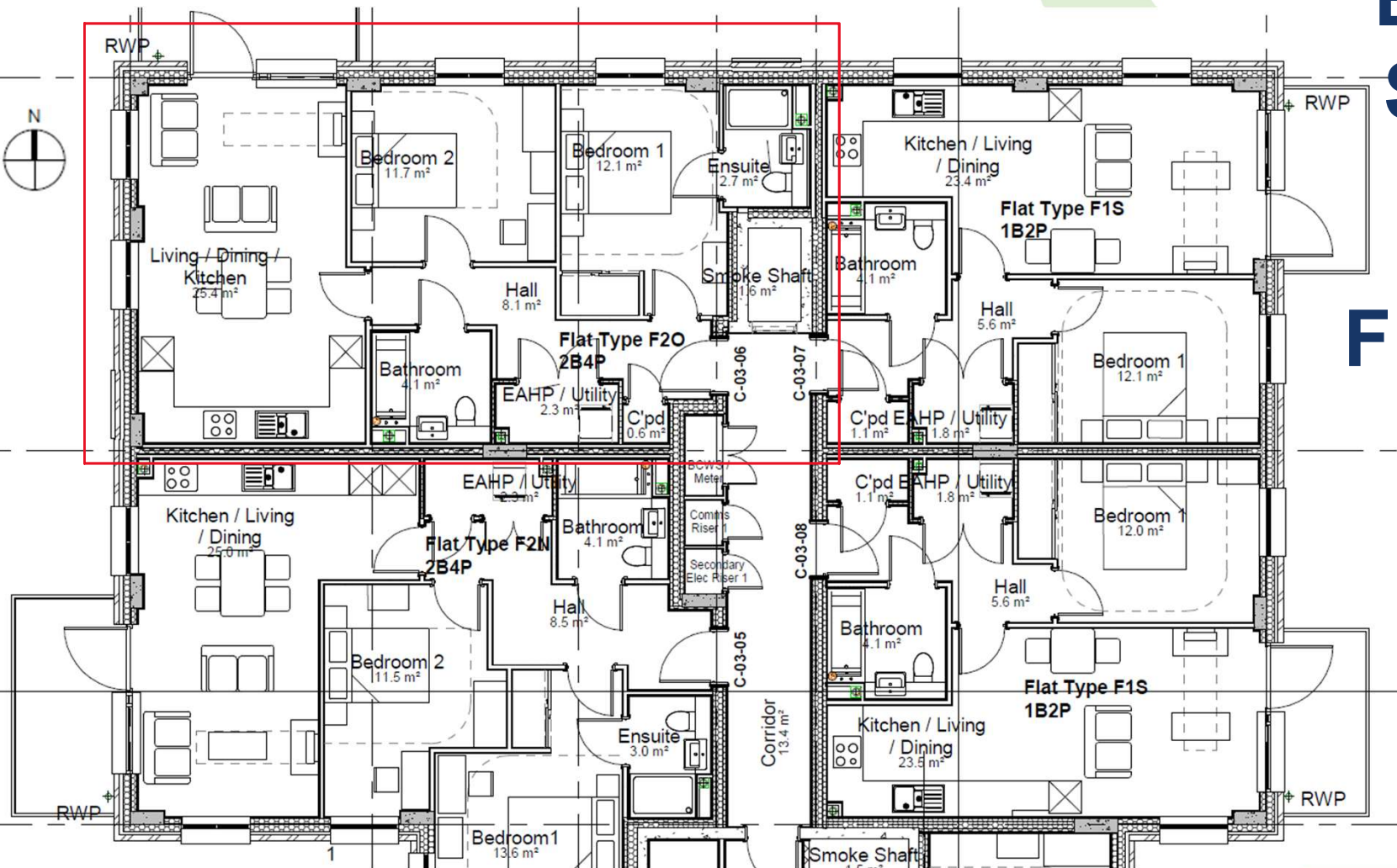
F2L

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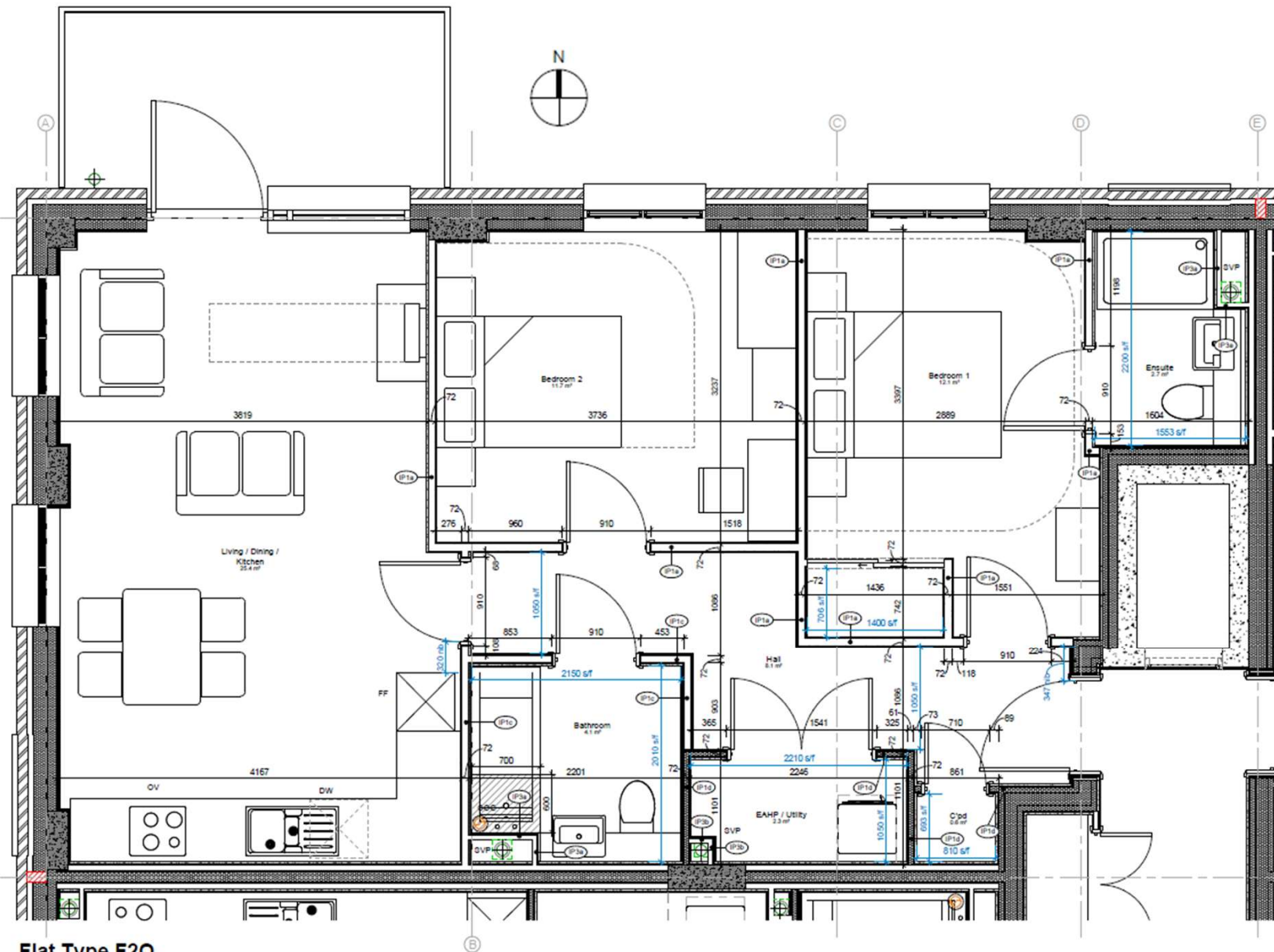
Block C Second Floor Flat type F20

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Block C Second Floor Flat type F20

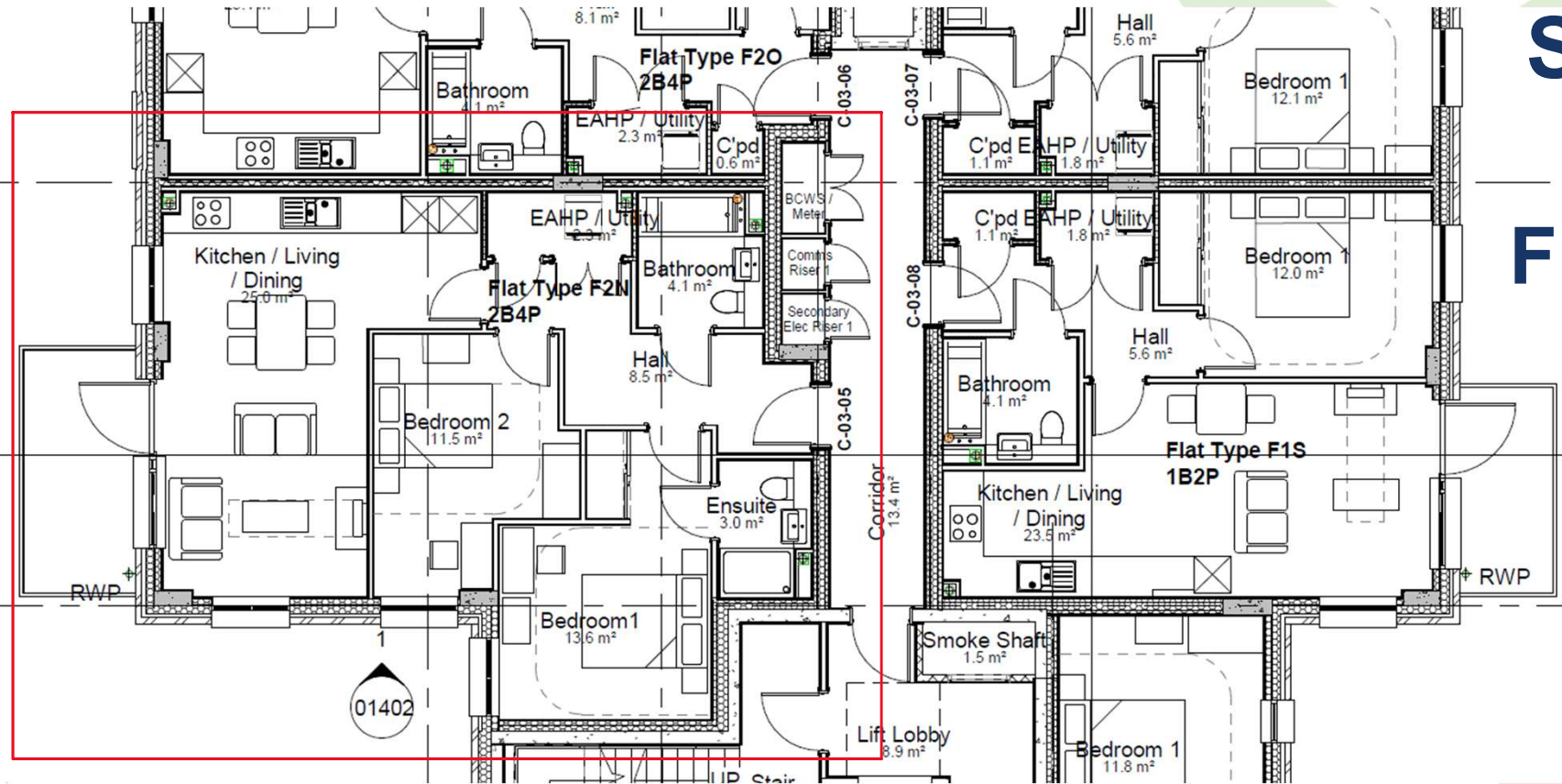
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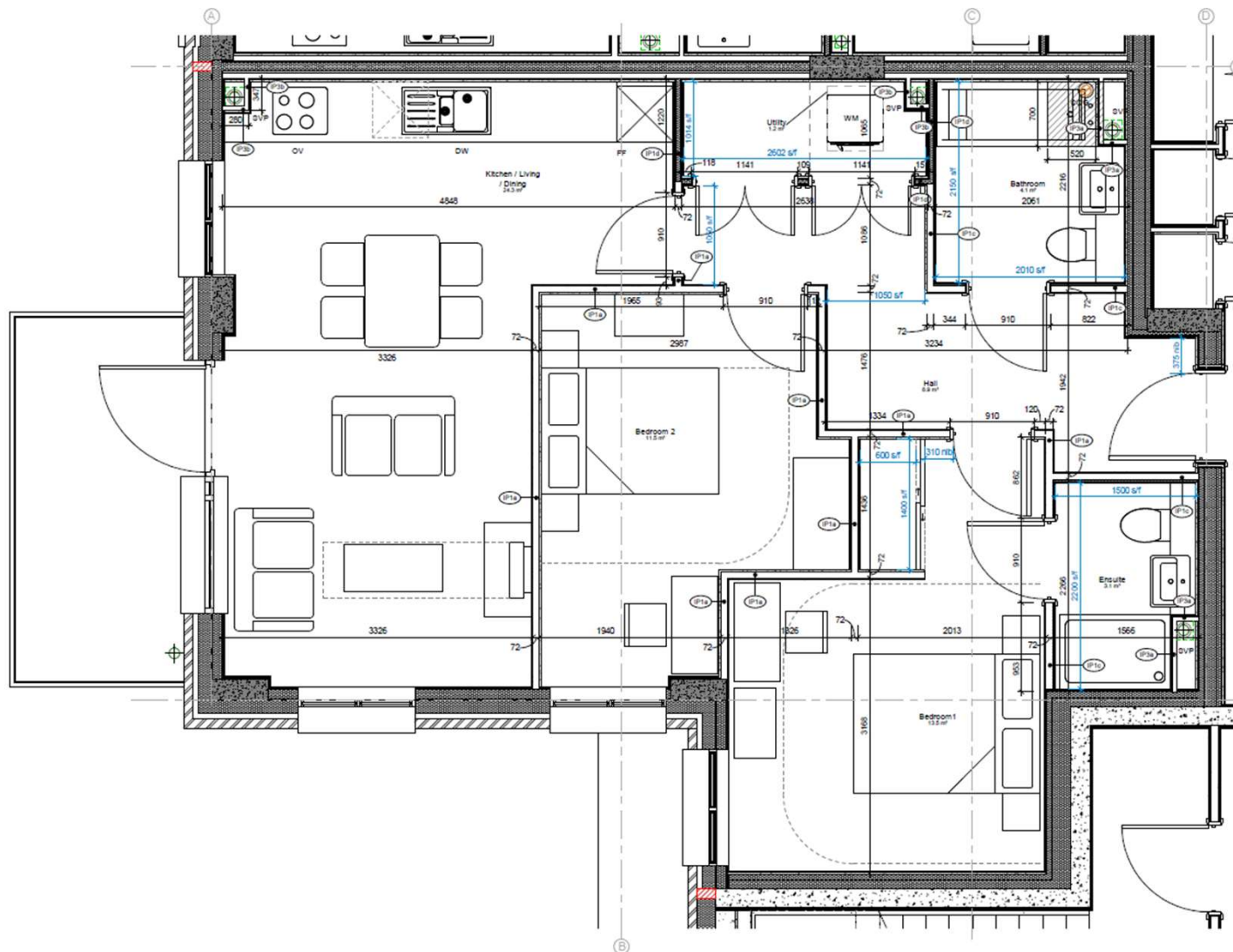


Block C Second Floor Flat type F2N



One Cambridge, fair for all



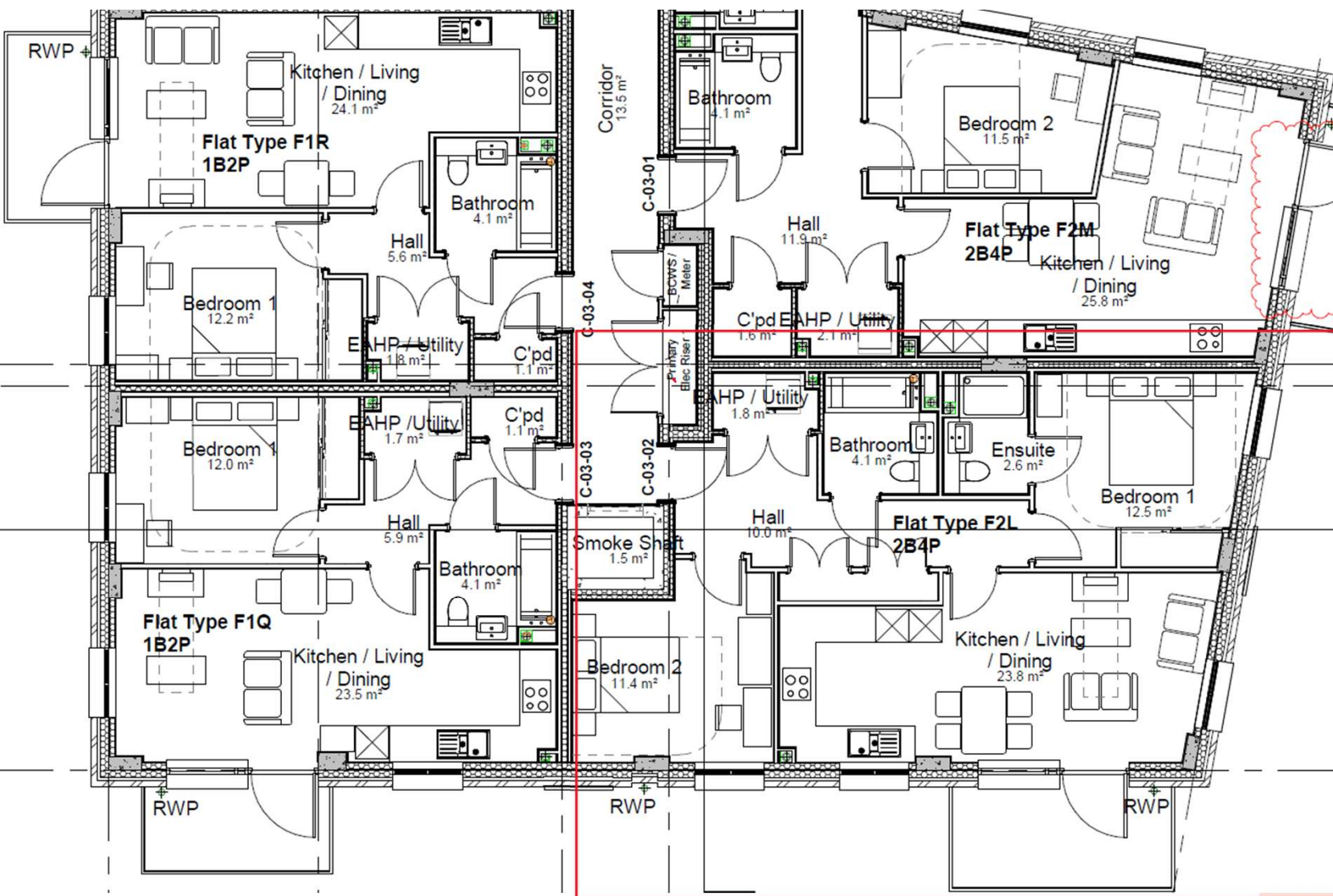


Flat Type F2N
1 : 25

Block C Second Floor Flat type F2N



One Cambridge, fair for all



Block C Second Floor

Flat type
F2L

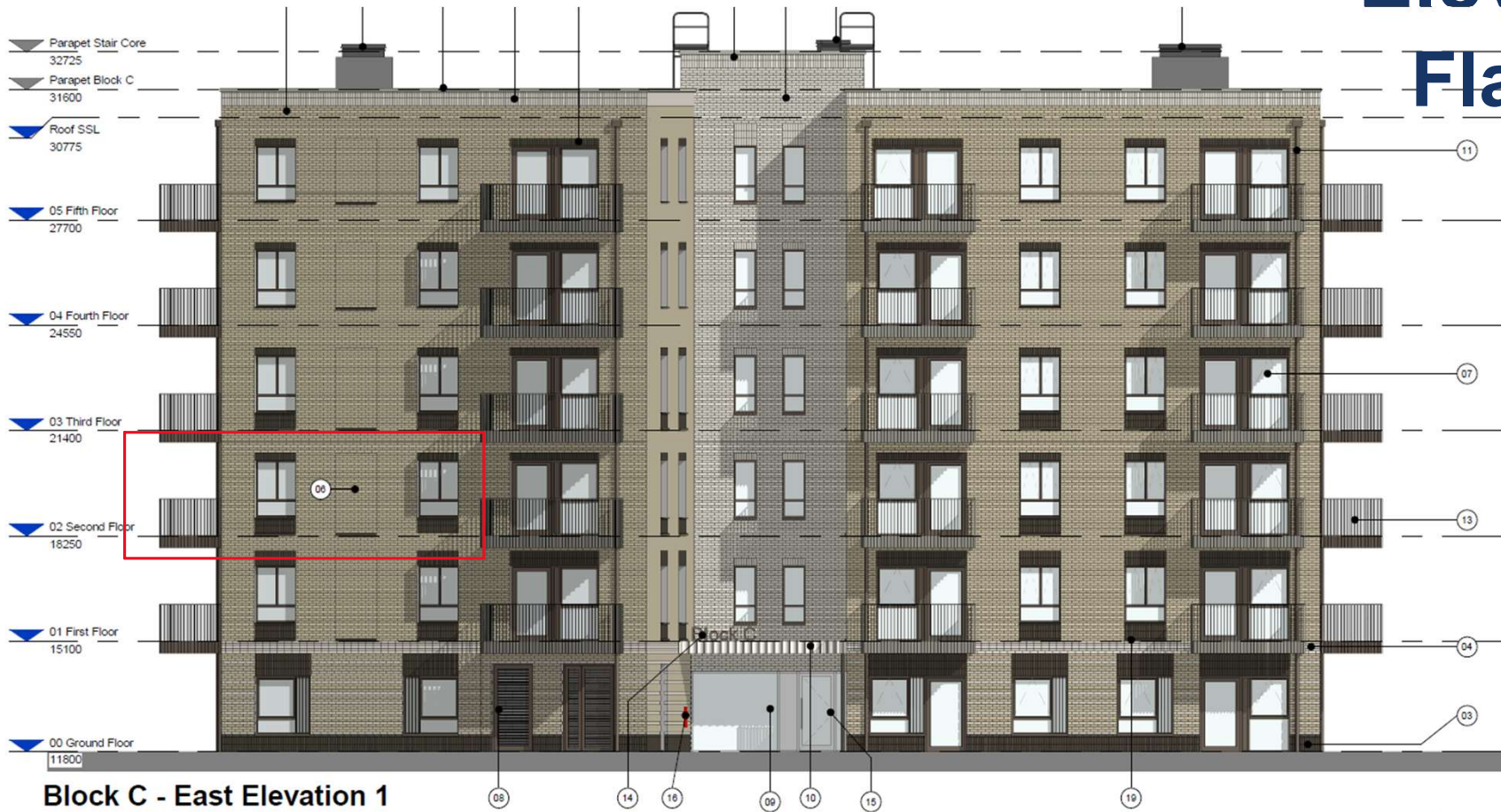


One Cambridge, fair for all

One Cambridge, fair for all



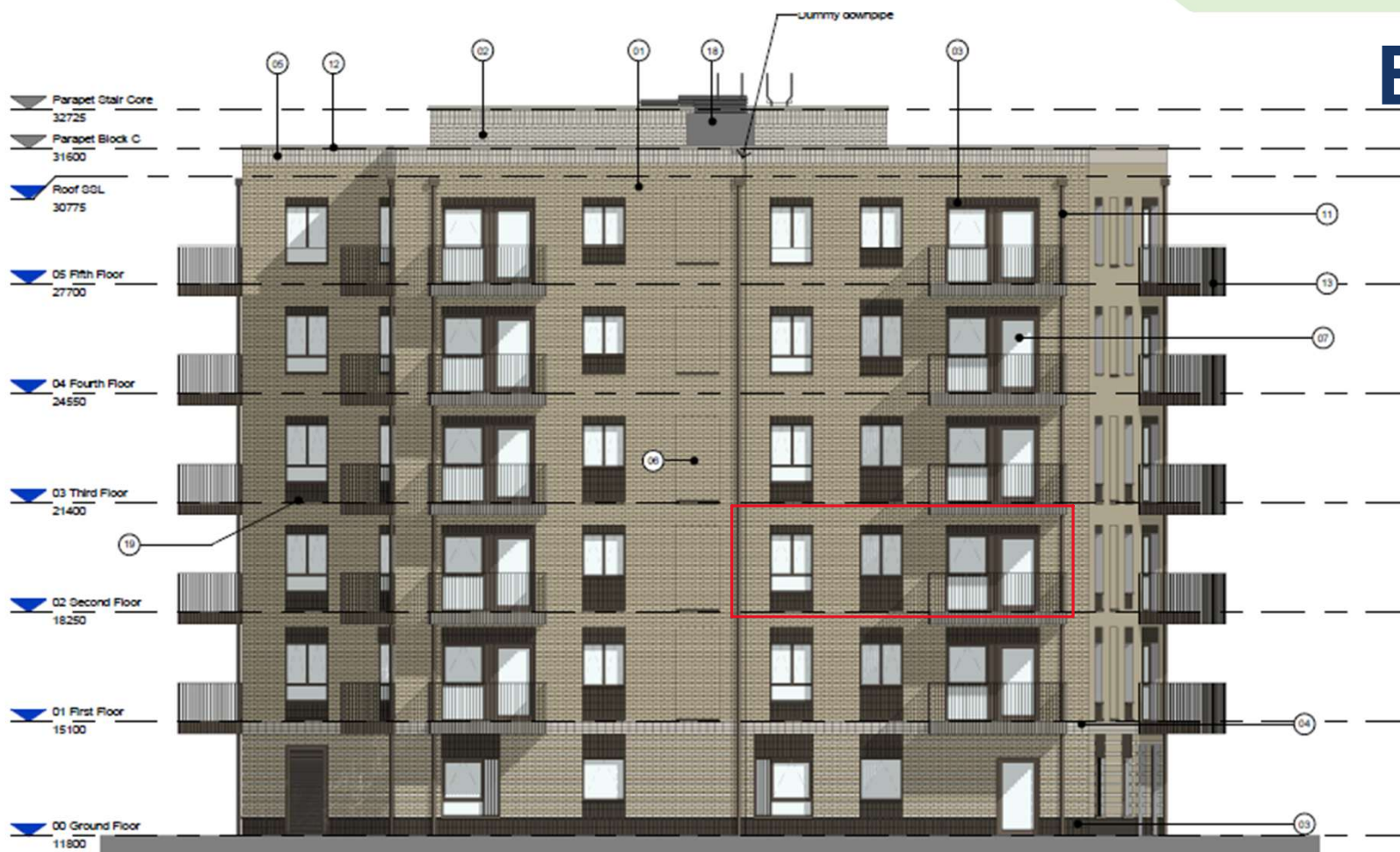
Block C East Elevation Flat type F2L



One Cambridge, fair for all

Block C South Elevation Flat type F2L

One Cambridge, fair for all



Block C - South Elevation 1

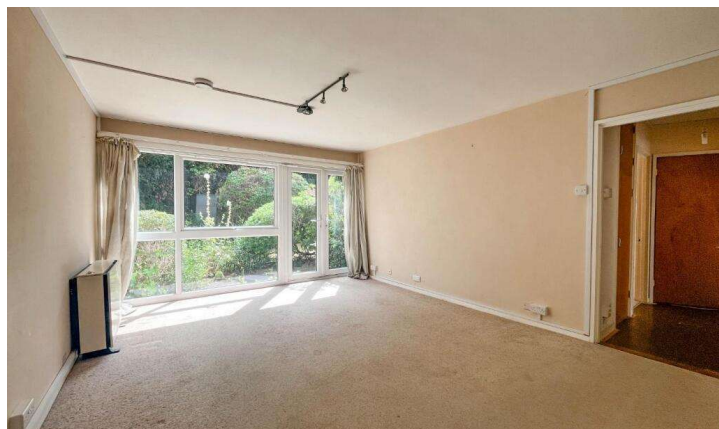
3d Model Block C



South-West

One Cambridge, fair for all

Appendix 2- Rightmove adverts (RJ14)



Guide Price

£400,000 **Can you afford it?**

Added on 21/08/2026

PROPERTY TYPE

Apartment

BEDROOMS

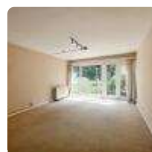
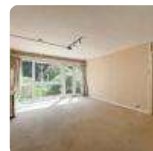
2

BATHROOM

1

MARKETED BY

**Redmayne Arnold & Harris,
Cambridge**Generator, 42 Newmarket Road,
Cambridge, CB5 8EP **Call agent****Request details****Ask Rightmove**



+7

Key features

- Bright and spacious ground floor apartment
- 725 sqft / 67 sqm
- Open-plan living/dining room
- Double glazing
- Superb location close to the city centre and railway station
- Gated community with private parking
- Separate kitchen, 2 bedrooms and 1 bathroom
- Grade II listed property
- Electric heating to radiators
- French doors opening directly to the stunning communal gardens

✦ Summarise property details

Description

This spacious and bright ground floor apartment is part of an exclusive and highly sought-after gated development with private parking and direct access to the well-tended communal gardens through French doors. Located within walking distance of the city centre and railway station, this property is offered chain free.

Highsett is a unique and highly sought-after, gated community development with private off-street parking for the residents. Its location adds to the desirability as it is conveniently situated between Hills Road and Tenison Avenue, within walking distance of the city centre, railway station and many other amenities.

Number 15 Highsett is a ground floor apartment, favourably positioned towards the back of the Grade II Listed 'quadrant' and features a fully glazed, south-facing aspect with French doors off the living area, which open directly onto the very well-maintained communal gardens. The property which enjoys light-filled accommodation courtesy of the large windows in each room, integral to the design of this development, has been subject to some improvement works over the years, but would benefit from some modernisation.

In brief, the accommodation comprises a spacious entrance hall, a wonderfully light, open-plan living area with French doors providing direct access to the gardens, a separate fitted kitchen with ample fitted units and worksurface, a bathroom with a three-piece suite and two bedrooms, with the master including a built-in wardrobe.

Outside, secure electric gates provide private vehicular access to the development, where communal residents parking spaces are available. The delightful communal gardens are very well-established and maintained and feature lawned areas, an ornamental pond and mature trees and shrubs.

The property is being sold with the benefit of no onward chain.

Agent's Note - The Highsett apartments are Grade II Listed.

There are resident's association "house rules" for no dogs (except assistance dogs).

Location - Highsett is a prestigious gated Grade II listed modernist scheme of properties including two and three storey houses and one quadrangle block of just 37 apartments built during the late 1950s.

The development is conveniently situated between Hills Road and Tenison Avenue, within walking or cycling distance of the city centre, railway station and Cambridge University Botanic Garden. There are local shops available on Hills Road and regular bus services to the city centre. Well-regarded schools for all age groups in both the state and independent sectors are also nearby.

The scheme is attractively landscaped with extensive and established communal gardens, together with an ornamental pond in a central square.

Tenure - Leasehold with a share of freehold.

Lease is 999 years with 932 years remaining.

We are advised there is a service charge of £2,287.28 per annum. This is reviewed annually and adjusted according to associated costs.

The vendor confirms that there is no annual Ground Rent on the property.

Services - Main services connected include: water, electricity and mains drainage. There is no gas to the property.

Statutory Authorities - Cambridge City Council.

Council Tax Band - C

Fixtures And Fittings - Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the leasehold interest.

Viewing - Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.

Brochures

Highsett, Cambridge

Property Information

Brochure



COUNCIL TAX 

Band: C

LISTED PROPERTY 

Listed

PARKING 

Permit,
Communal

GARDEN 

Ask agent

ACCESSIBILITY 

Ask agent



Share of Freehold



Energy Performance Certificate



Utilities, rights & restrictions



Highsett, Cambridge

- ✦ Where are the closest supermarkets?
- ✦ Are there any parks nearby?
- ✦ Is there p > tra

Approximate location



Add an important place to see how long it'd take to get there from our property listings.

 __mins driving to your place



Affordability

Monthly repayments

**£1,944**

Property: £ 400,000

Deposit: £ 40,000

Interest rate: 5.05%

Term: 30 years

[Recalculate](#)[Get a Mortgage in Principle](#)

Powered by

**NatWest**

These results are estimates and are only intended as a guide. Make sure you obtain accurate figures from your lender before committing to any mortgage. Your home may be repossessed if you do not keep up repayments on a mortgage.

**Renovation potential****Broadband speed****Property sale history****Recently sold & under offer**

About Redmayne Arnold & Harris, Cambridge

Generator, 42 Newmarket Road, Cambridge, CB5 8EP



Industry affiliations:



There is very little we do not know about the market in in and around Cambridge - who is buying, who is selling, how long a house took to sell, current rental figures....

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Offers in Excess of
£400,000

MARKETED BY
Hockeys, Cambridge

10 Mill Road, Cambridge, CB1
2AD



Can you afford it?

Reduced on 07/08/2026

PROPERTY TYPE	BEDROOMS	BATHROOM
Flat	2	2

Call agent

Request details

Ask Rightmove



+2

Key features

- Two Bedroom Apartment
- Sought-After Petersfield Location
- Close To Mill Road And City Centre
- Principal Bedroom With En-Suite
- Ideal First-Time Buy Or Investment
- EPC C

✦ Summarise property details

Description

A two-bedroom apartment enjoying an enviable position within the sought-after Petersfield Mansions, just moments from Cambridge Railway Station, Mill Road and the city centre. Offering spacious accommodation, an en-suite to the principal bedroom and attractive bay-fronted living space, this property is perfectly suited to first-time buyers, professionals or those seeking a convenient city base.

The accommodation comprises a welcoming entrance hall with useful storage, leading to a bright and spacious bay-fronted living and dining room, creating an ideal space for both relaxing and entertaining. The separate kitchen is well-appointed with ample worktop and storage space, while the apartment offers two bedrooms, including a generous principal bedroom with its own en-suite shower room. A family bathroom serves the second bedroom and guests.

Further benefits include well-maintained communal areas and an excellent location within one of Cambridge's most desirable area's, combining the convenience of city living with the charm of the vibrant Petersfield neighbourhood.

Petersfield is one of Cambridge's most popular locations, renowned for its close proximity to Cambridge Railway Station, Mill Road's independent cafés, restaurants and shops, Parker's Piece and the historic city centre. The area is ideally placed for commuters, Addenbrooke's Hospital, the Biomedical Campus and many of Cambridge's leading science and technology employers, while excellent cycle routes and public transport links make travelling around the city straightforward.

EPC Rating: C

Disclaimer



Important Information These particulars are provided as a guide only. They are prepared using information supplied by the seller and other sources believed to be reliable. Whilst every effort has been made to ensure the information is accurate, buyers should satisfy themselves by inspection, survey and their own legal enquiries before proceeding. All measurements, floorplans, photographs and computer-

generated images are for guidance only. Measurements and areas are approximate, and we have not tested any services, systems, appliances or equipment. To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all purchasers must complete identity and source of funds checks before a transaction can proceed. Identity checks are carried out by an independent third-party provider and are subject to a charge of £30 inclusive of VAT. Material information is provided to the best of our knowledge at the time of publication and may be updated if further information becomes available. These particulars do not form part of any offer or contract.

Brochures

Material Information Report

COUNCIL TAX ⓘ

Band: E

GARDEN ⓘ

Communal garden

PARKING ⓘ

Ask agent

ACCESSIBILITY ⓘ

Ask agent



Share of Freehold



Energy performance certificate - ask agent



Utilities, rights & restrictions



Petersfield, Cambridge, CB1

- ✦ Where are the closest supermarkets?
- ✦ Are there any parks nearby?
- ✦ Is there p > tra

Approximate location



Add an important place to see how long it'd take to get there from our property listings.

__mins driving to your place

Affordability

Monthly repayments
£1,944

Property: £ 400,000

Deposit: £ 40,000

Interest rate: 5.05%

Term: 30 years

[Recalculate](#)[Get a Mortgage in Principle](#)

Powered by

**NatWest**

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**Renovation potential****Broadband speed****Property sale history****Recently sold & under offer**

About Hockeys, Cambridge

10 Mill Road, Cambridge, CB1 2AD



Established in Cambridge in 1885 by William T.Hockey, the firm has been selling homes in Cambridge and the surrounding villages for over 130 years. The sale or purchase of your home is not just another transaction to you - and neither is it to us.

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4/12



Guide Price

£400,000 

Can you afford it?

Added on 24/07/2026

PROPERTY TYPE

Apartment

BEDROOMS

2

BATHROOM

1

MARKETED BY

Bidwells, Cambridge Sales54 High Street, Trumpington,
Cambridge, CB2 9LS **Call agent****Request details****Ask Rightmove**



1



+6

Key features

- Dual aspect Sitting Room
- Two double Bedrooms
- Communal Gardens
- Central City location
- Conservation Area
- Modern Kitchen with fitted wall and base units and integrated appliances
- Shower Room
- Allocated Parking Space
- NO ONWARD CHAIN
- Share of freehold

✦ Summarise property details

Description

A well presented ground floor two bedroom apartment located in a private residential development with an attractive communal garden, within 5 minute walk of Parkers Piece and city centre.

Cambridge city centre and mainline railway station 0.5 of a mile, M11 2.5 miles (distances are approximate).

10 St Pauls Walk is a well presented two bedroom ground floor apartment. The property is situated in an enviable position on this private development, with a bright sitting room with dual aspect and a view over the rear of the 19th Century St. Pauls Church. The apartment is offered with access to communal gardens and an allocated parking space.

St. Pauls Walk is situated off Hills Road between St Pauls Road and Cambridge Place, with two gated entrances for vehicles and is set within the Central Cambridge Conservation Area. Fast and regular mainline services are available from the station to London's Kings Cross and Liverpool Street stations taking from 48 minutes. There are excellent everyday shopping facilities along Hills Road and further comprehensive shopping facilities within The Grand Arcade and Grafton Centre shopping malls. "Cambridge Leisure," a large leisure complex housing a multi-screen cinema, bowling alley and a variety of restaurants, is situated some 500 metres to the south. Cultural amenities including the Cambridge Colleges and various museums are all available within the city's core. Schooling for all age groups in both the state and independent sectors are all available close at hand.

Brochures

Particulars

COUNCIL TAX ⓘ

Band: D

GARDEN ⓘ

Ask agent

PARKING ⓘ

Allocated

ACCESSIBILITY ⓘ

Ask agent



Share of Freehold



Energy Performance Certificate



Utilities, rights & restrictions



St. Pauls Walk, Cambridge

- ✦ Where are the closest supermarkets?
- ✦ Are there any parks nearby?
- ✦ Is there p > tra

Approximate location



Add an important place to see how long it'd take to get there from our property listings.

__mins driving to your place



Affordability

Monthly repayments

 **£1,942**

Property: £ 400,000

Deposit: £ 40,000

Interest rate: 5.04%

Term: 30 years

[Recalculate](#)[Get a Mortgage in Principle](#)

Powered by

**NatWest**

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**Renovation potential****Broadband speed****Property sale history****Recently sold & under offer**

About Bidwells, Cambridge Sales

54 High Street, Trumpington, Cambridge, CB2 9LS



Industry affiliations:



EXPERT, PROFESSIONAL SERVICE

We have a long and proud history of helping our clients realise the maximum value from their property and we have some long standing client relationships to prove it.

Our Residential team aims to provide an unrivalled service for the sale and letting of a wide range of properties, from apartments and period cottages to town and country houses. Each property is handled by a partner or senior agent with expertise, knowledge and experience of the local market.

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