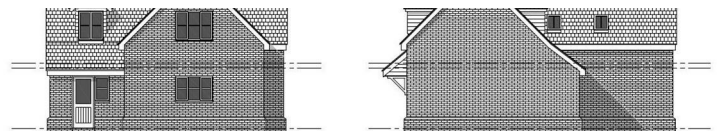
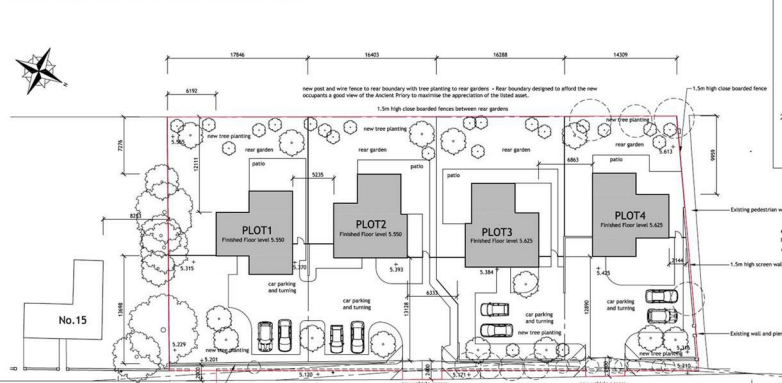


Clarke Philips

Estate Agents & Property Management



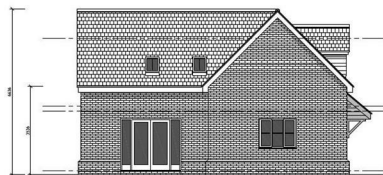
PROPOSED STREETSCENE ELEVATION 1:200



Southwest Elevation

Northwest

NOTES
1. Finished Area Floor level not fixed.
2. 1.5m high close boarded fence.
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Southeast Elevation



Northeast Elevation to Pound Lane

Asking Price £410,000

15 POUND LANE (LAND) POUND LANE | ELY | CB7 5SF

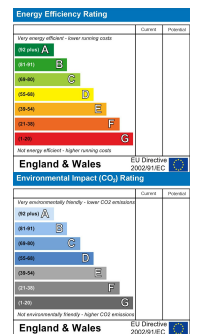
15 POUND LANE (LAND) POUND LANE | ELY | CB7 5SF

Land for Sale with previous permission for 4 3 Bedroom properties. (Planning lapsed in January 2021) This site has open views to the rear and views over The Priory Church built by the Normans ca 1090. This is an English heritage site and Grade 1 listed meaning these views will be enjoyed for years to come. Positioned close to the village centre, within walking distance of the Local Primary School, shop, three public houses and The Beeches Community Centre making these homes extremely desirable to young families wanting to enjoy village life within easy commuting distance to Cambridge.

- Land to be sold with potential for 4 plots (STP) with a Possessory Title
- Planning permission expired in January 2021
- Buyer to be responsible for Archaeological work
- Buyer to be responsible for planning submission
- Contracts subject to Planning consent

Directions

01638 750241
info@clarkephilips.co.uk
www.clarkephilips.co.uk



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.