



Chapel Lane, Ely, CB7 5XZ

CHEFFINS

# Chapel Lane

Wicken, Ely,  
CB7 5XZ

This is an excellent opportunity, offering full planning permission for the construction of 2x two-storey homes in a highly desirable residential area.

Wicken is ideally situated between Newmarket and Ely, with easy access to Soham. This charming village has a strong sense of community, highlighted by the welcoming pub, The Maids Head, where you can enjoy drinks or a meal with friends and family. Wicken also boasts a village hall that hosts a variety of regular events.

Wicken is home to the stunning National Trust Wicken Fen, one of Europe's most significant wetlands. The Fen serves as a crucial habitat for many endangered species and features the last remaining wooden windpump in the Fens. After a scenic walk, visitors can relax at the cozy 'Docky Hut', where drinks and snacks are available. It is also home to the historically significant Spinney Abbey, believed to date back to 1217. Originally known as Spinney Priory, it was once an active monastery and is now a country house and farm, specializing in local breeds and meats while offering a variety of fresh produce to the public.



**£375,000**



## The Site

The site current hosts a single storey property of brick construction requiring demolition and is surrounded by mature vegetation. The area extends to circa 0.23 acres and is located between existing residential dwellings to the north and south, with open space to the east. The site is located within Flood Zone 1 and measures approximately 35m long and 26.5m wide.

## Planning

Planning reference – 23/01320/FUL

Description – Demolition of an existing cottage and construction of two detached, two-storey dwellings and associated landscaping and infrastructure.

Planning was granted on 8th February 2024

The permission permits two detached 4 bedroom two storey dwellings with parking.

Plot 1 – 1,726sqft

Plot 2 – 1,758sqft

East Cambridgeshire District Council is a CIL Charging Authority.

## New Homes

For information on New Home values please contact Cheffins New Homes team who will be able to assist.

## Material Information

Tenure – Freehold

Site area – Approx 0.24acres

Services – We understand that Mains Water, Electricity and Drainage are available in the vicinity of this property. However, prospective purchaser must make their own enquiries as to the cost and feasibility of connection

Council Tax Band – TBC

Property Type – Existing property is brick built requiring demolition

Number & Types of Room – Please refer to floor plan

Square Footage – Plot 1: 1,726sqft Plot 2: 1,758sqft

Parking – Double parking for each dwelling

Electric Supply – Requires new connections

Water Supply – Requires new connections

Sewerage – Requires new connections

Broadband – Fibre available in this area

Mobile Signal/Coverage – Ok

Restrictions – Conservation area

Wayleaves, easements, covenants – The site is sold subject to all wayleaves, easements, covenants and rights of way, whether or not disclosed.

Images shown are of the site and computer images of the proposed new build homes.

## Location

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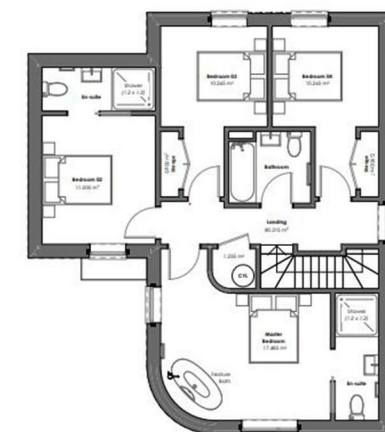




## Proposed floor plans



Ground Floor



First Floor

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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