

Offers Around £600,000



Land at Mill Field Mepal Road, Sutton, Cambridgeshire, CB6 2QB

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Development site for 9 homes

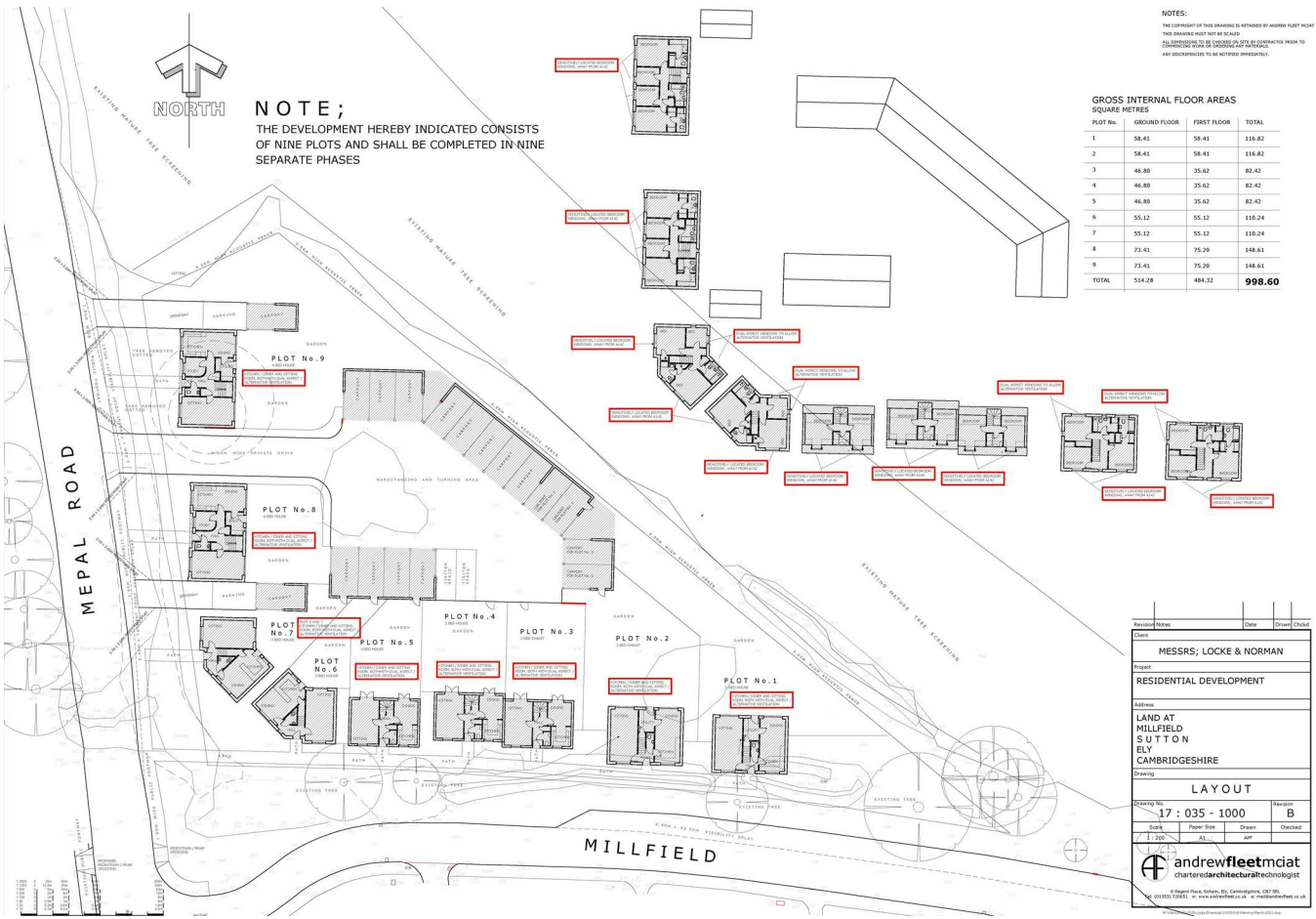
A development site of approx 0.6 acre/2320m² at the edge of Sutton off the old Mepal Road and Mill Field, bounded by a mature tree screen before the A142. The site is overgrown and viewers should take particular care when viewing. Consent for 9 dwellings comprising 2 x 4 bed detached, 4 x 3 bed detached, 2 x 2 bed semis and 1 x 3 bed detached chalet. Planning reference: 21/010485/OUT dated 1/07/2021. this is an outline approval and submission of a Reserved Matters Application should be submitted within 2 years of this date. Further documentation available on request. The scheme which has an outline consent totals 988 sq metres of properties in order to stay beneath the 1000 sq m condition by East Cambs D C that triggers social housing provision. We are advised that this has been successfully challenged and would mean that perhaps 2 bedroom homes could become 3 for example, This would require a resubmission of planning.

East Cambs District Council is a CIL (Community Infrastructure Levy) charging authority. Further information at <https://www.eastcambs.gov.uk/planning/community-infrastructure-levy>

Features

- Site for 9 homes
- Outline Planning Consent
- Ref: 21/00485/OUT
- 2 x 4 bed detached
- 4 x 3 bed detached
- 2 x 2 bed semi
- 1 x 3 bed detached chalet
- Site is opposite current Linden Homes
- development





SERVICES

All mains services believed available but prospective purchasers should check with the appropriate offices.

PLANNING 21/00485/OUT

- Particular attention is drawn to the following conditions, all of which require deposit and approval of further details for consideration by the Local Authority;
 - Prior to the commencement of works;
 - Scale, Appearance and Landscaping
 - Contamination
 - Piling
 - Foul and surface water
 - Construction Environmental Management Plan
 - Prior to any occupation:
 - Biodiversity
 - Acoustic fencing





TENURE
Freehold

SERVICES
Water, Electricity and Drainage.

LOCAL AUTHORITY
East Cambs D C

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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