



BOVINGDONS

THE PROPERTY AGENTS

Land behind 24 Straight Furlong

Pymoor, Ely, Cambs, CB6 2EG

Guide Price £525,000

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Excellent development opportunity in the village centre measuring approximately 2.03 acres, which has planning permission for 8 detached bungalows and chalets granted by East Cambridgeshire District Council. The site overlooks the village recreation ground. This popular small village is approximately a 10-minute drive from the shopping, leisure and transport facilities at the city of Ely.

Title

The site is registered under Title reference CB231057 (Land on the Southeast side of Straight Furlong, Pymoor, Ely

Tenure & Possession

The site is for sale Freehold and with vacant possession.

Planning

The site benefits from two planning permissions. The initial planning permission, Ref E/00/00182/F was granted then renewed under Ref. 06/00020/FUL and has been commenced with a certificate of lawfulness, Ref 09/00585/CLE. In addition, planning was then granted for two further dwellings, Ref 21/00532/FUL. Full planning details of conditions, location and drawings can be found on the council's planning portal or obtained via Bovingsdons Estate Agents.

Estimated GDV

Selling prices for the 6 completed houses have been estimated by Bovingsdons Limited to give a Gross Development Value in the region of £4 million, based on the market conditions as at July 2024. Individual resale prices are as follows:

- Plot 1. 1360 sq ft - 3 Bed Det Bungalow with Double Garage. £425,000.
- Plot 2. 2851 sq ft - 4/5 Bed Det Chalet style with Double Garage. £645,000.
- Plot 3. 2110 sq ft - 4 Bed Det Chalet style with Double Garage. £495,000.
- Plot 4. 2110 sq ft - 4 Bed Det Chalet style with Double Garage. £495,000.
- Plot 5. 2851 sq ft - 4/5 Bed Det Chalet style with Double Garage. £625,000.
- Plot 6. 1323 sq ft - 3 Bed Det Bungalow with Single Garage. £425,000
- Plot 7. 1715 sq ft - 4 Bed Det Bungalow with Double Garage. £535,000.
- Plot 8. 1323 sq ft - 3 Bed Det Bungalow with Single Garage. £425,000.

Method of sale

The site is for sale by Private Treaty.

OFFERS

Offers are invited for the freehold purchase of the site. All offers will need to be confirmed in writing to the seller's agent and include the following:

- 1 - Any proposed conditions attached to the offer.
- 2 - Proof of funding.
- 3 - Timescales for the proposed submission of any planning conditions/reserved matters, exchange and completion.
- 4 - Proof of ID for buyers whether private or company.
- 5 - Details of solicitors to be instructed on the purchase.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Restrictive Covenants

We are not aware at this time of any restrictive covenants on the site, but prospective buyers must confirm this for themselves via their legal representatives before committing to the purchase.

Services

All prospective buyers are to make their own enquiries as to the location and provision of services.

Wayleaves, Easements & Rights of Way.

The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and allotted rights and obligations, easements, quasi-easements and all wayleaves, whether referred to or not in these sales particulars. - Purchasers will be deemed to have full knowledge and satisfied themselves as to the provisions of such matters which may affect the property.

VAT

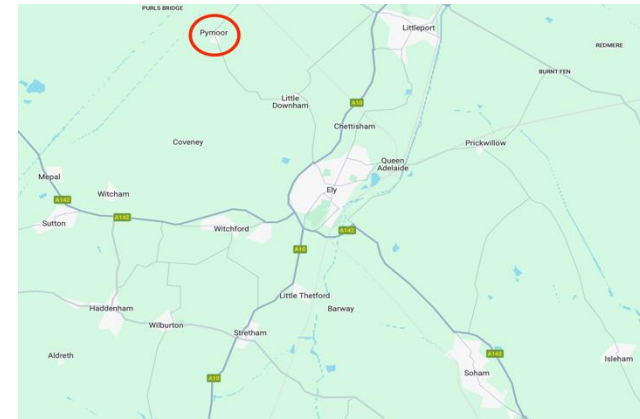
Should any sale of the land or any right attached to it become chargeable for VAT, then such tax will be the liability of the purchaser to settle in addition to the purchase price.

Viewings

Viewings - Whilst the site is visible from the roadside or from the Sports pitch, all viewings are to be agreed via the seller's sole agent.

Notes

Local Council is East Cambridgeshire District Council
County Council is Cambridge County Council



<https://www.thebovingdons.co.uk>

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