



## Development Land

Pound Lane, Isleham, Ely, Cambs, CB7 5SF

**Guide Price £410,000**





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## ISLEHAM

Isleham is an historic rural fenland village with population of circa 2,500 lying in the south-east corner of Cambridgeshire. It is situated about 6 miles northeast of the racing town of Newmarket, 8 miles from Ely, and about 5 miles from Mildenhall. The A14 is readily accessible providing links to major road networks. The village has 3 churches, 4 shops and 3 Public Houses, a community centre where there are also cricket and football pitches, a Multi-Use Games Area (MUGA) for tennis etc and a skate park. A popular attraction is the nearby Marina. There is a pre-school playgroup and a primary school catering for four and a half to eleven-year-olds from Isleham & surrounding villages.

## DESCRIPTION

The land on offer is located near to the centre of the village, close to the Church and the remains of a Benedictine Monastery. The site has benefitted from a previous planning approval by East Cambridgeshire District Council - (Ref 18/00864/FUL), for 4 detached dwellings (now lapsed). A further application for renewal of the permission with a revised layout was made in 2022 (Ref 22/00806/FUL) and was subsequently withdrawn. Offers are now invited on a subject to planning basis for this excellent site which is ideal for 3 or 4 detached homes.

**TITLE & TENURE.** - The land is registered under Title Number CB451004 and will provide vacant possession upon completion.

**METHOD OF SALE.** - The property is for sale by Private Treaty.

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

- 1 - Proof of funding.
- 2 - Timescales for proposed planning application, exchange and completion.
- 3 - Proof of ID.
- 4 - Details of Solicitors to be instructed on the purchase
- 5 - Confirmation that a 10% deposit will be paid on exchange of contracts.
- 6 - Notification of any conditions attached to the offer.

**RESTRICTIVE COVENANTS** - We are not aware of any restrictive covenants that affect the site, but prospective buyers are advised to seek clarification before legal commitment, particularly due to its proximity to a historical building.

**SERVICES.** - All prospective purchasers are to make their own enquiries as to the location/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 the sales particulars. Purchasers will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters which may affect the property.



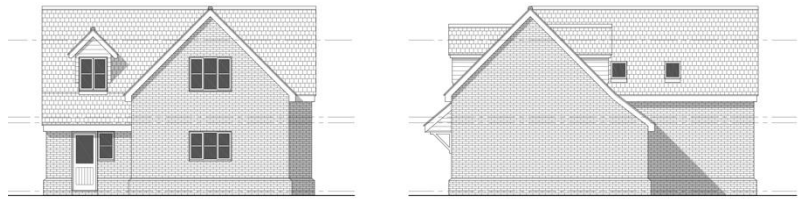
**VAT.** - Should any sale of the land or any right attached to it become chargeable for VAT, then such tax will be the liability of the purchaser to settle in addition to the purchase price.

### PROPERTY INFORMATION

East Cambridgeshire District Council - [www.eastcambs.gov.uk](http://www.eastcambs.gov.uk)

Cambridgeshire County Council - [www.cambridgeshire.gov.uk](http://www.cambridgeshire.gov.uk)

All documents pertaining to the site can be found on ECDC planning portal references 18/00864/FUL & 22/00806/FUL



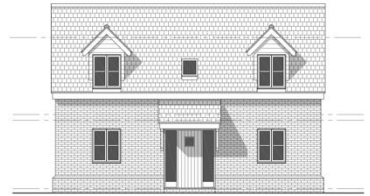
Southwest Elevation

Northwest

**MATERIALS**  
Roof: Gable End: Half Timber  
Light Soft Brickwork  
Other: Soft Bricks  
Dark Stained Off-white Hardwood to doors  
Dark Stained Off-white Hardwood to window frames where shown  
Other: Natural Stone/Blockwork to base



Southeast Elevation



Northeast Elevation to Pound Lane



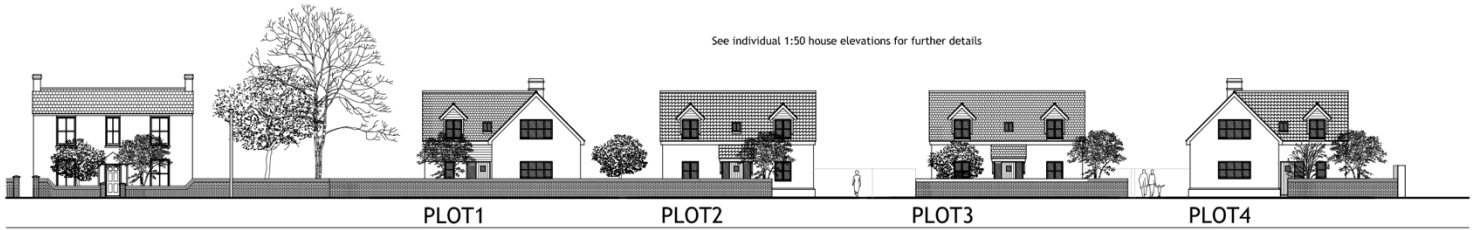
GROUND FLOOR LAYOUT PLAN 1:50  
NEW HOUSE PLOT 2

FIRST FLOOR LAYOUT PLAN 1:50

**VIEWINGS.** - Access to the land is restricted currently and all incursions to the site are strictly by appointment via Bovingdons Limited. When onsite, we would ask you to be vigilant as possible for your own personal safety. - Call 01353 725723 or 07500 115321

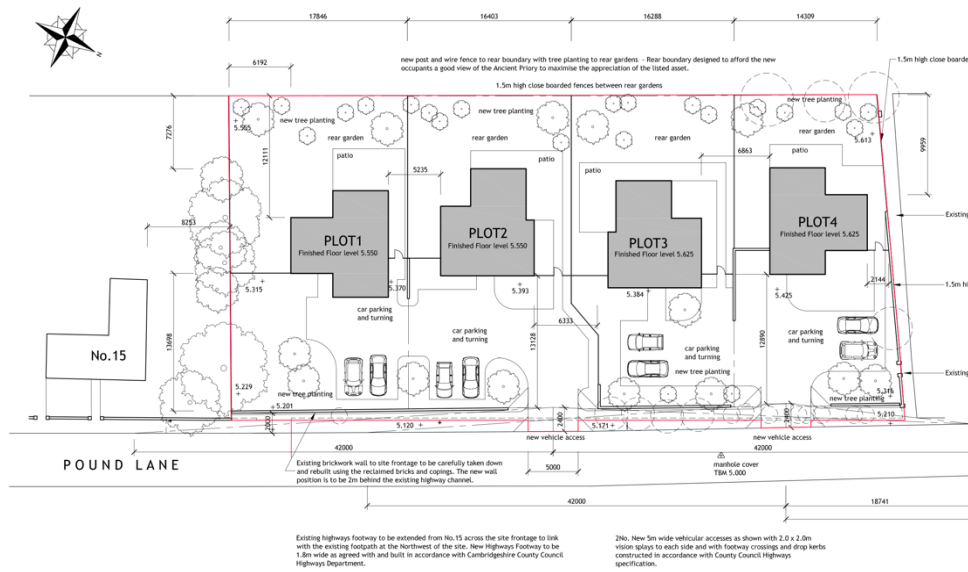






PROPOSED STREETSCENE ELEVATION 1:200

Approved Plan



SITE LAYOUT PLAN AS PROPOSED 1:200

Proposed Plan



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 firms' employment has the authority to make or give any representation or warranty in respect of the property.