



Bells Drove, Littleport

**RICHARD
BOOTH**
ESTATE AGENTS 

£150,000

Tudor Lodge Bells Drove

Littleport, Ely

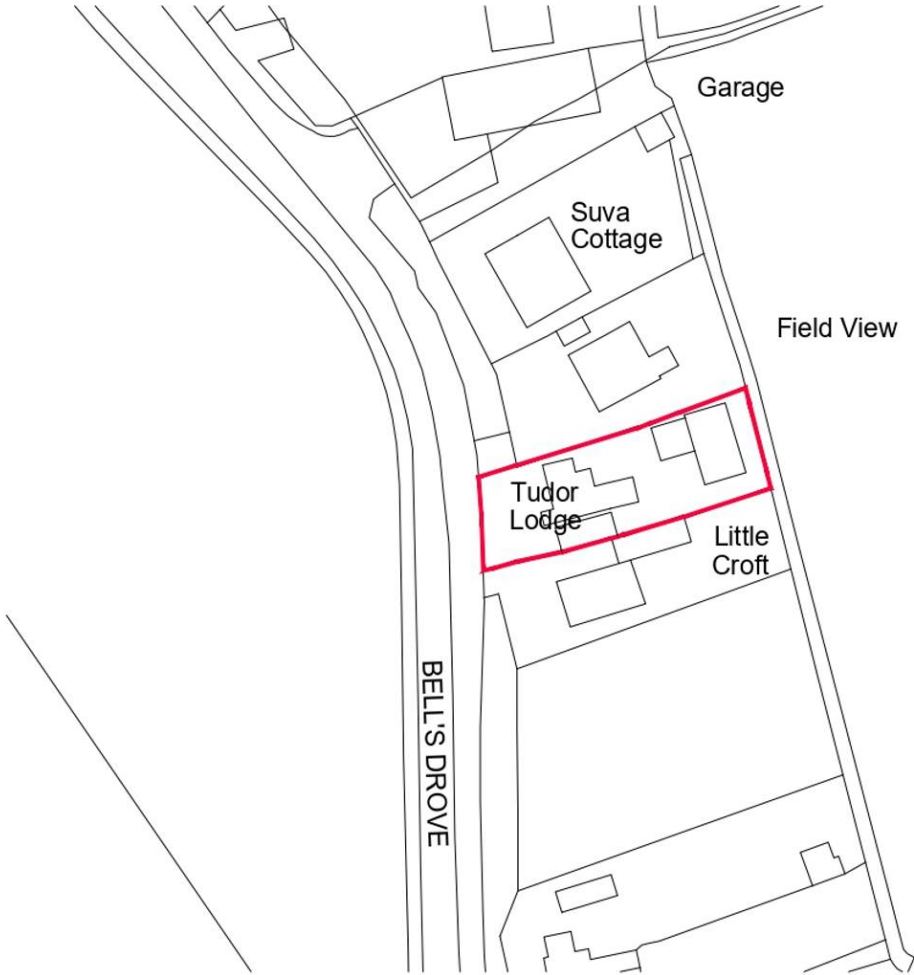
A building plot of approximately 0.15 of an acre (STS) with full planning permission to build a four bedroom detached family home of approximately 1872 sq ft (174 sq m.) The consent provides accommodation comprising four bedrooms with an ensuite and family bathroom, lounge, kitchen, dining room, study and utility room. Planning reference is 24/00706/FUL and was granted by East Cambridgeshire District Council on 4/2/25.

Please note there are certain standard conditions that can be clarified via the planning portal or on request from the agent. The plot is subject to a Community Infrastructure Levy.

Mains water and electricity are available at Bells Drove, the purchaser should investigate the exact location and capacity of these services prior to purchase.

Ofcom advises that EE and O2 provide the best mobile coverage with good availability outdoors and limited availability indoors.

Ofcom advises that Standard and Superfast broadband is available with a highest available download speed of 80Mbps.



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LOCATION PLAN
SCALE 1:1000

COOK & COOK 2 WATER LANE OAKINGTON	Project TUDOR LODGE WELNEY
	Drawing Title LOCATION PLAN

Tudor Lodge Bells Drove

Littleport, Ely

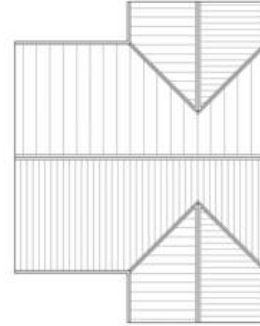




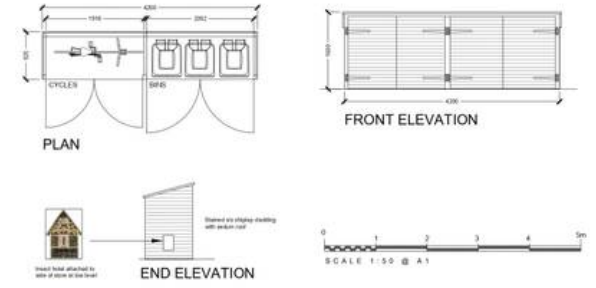
GROUND FLOOR PLAN
Gross Internal Floor Area: 88 sq m



FIRST FLOOR PLAN
Gross Internal Floor Area: 85 sq m



ROOF PLAN



REFUSE BIN and CYCLE STORE
SCALE 1:50



WEST ELEVATION



EAST ELEVATION



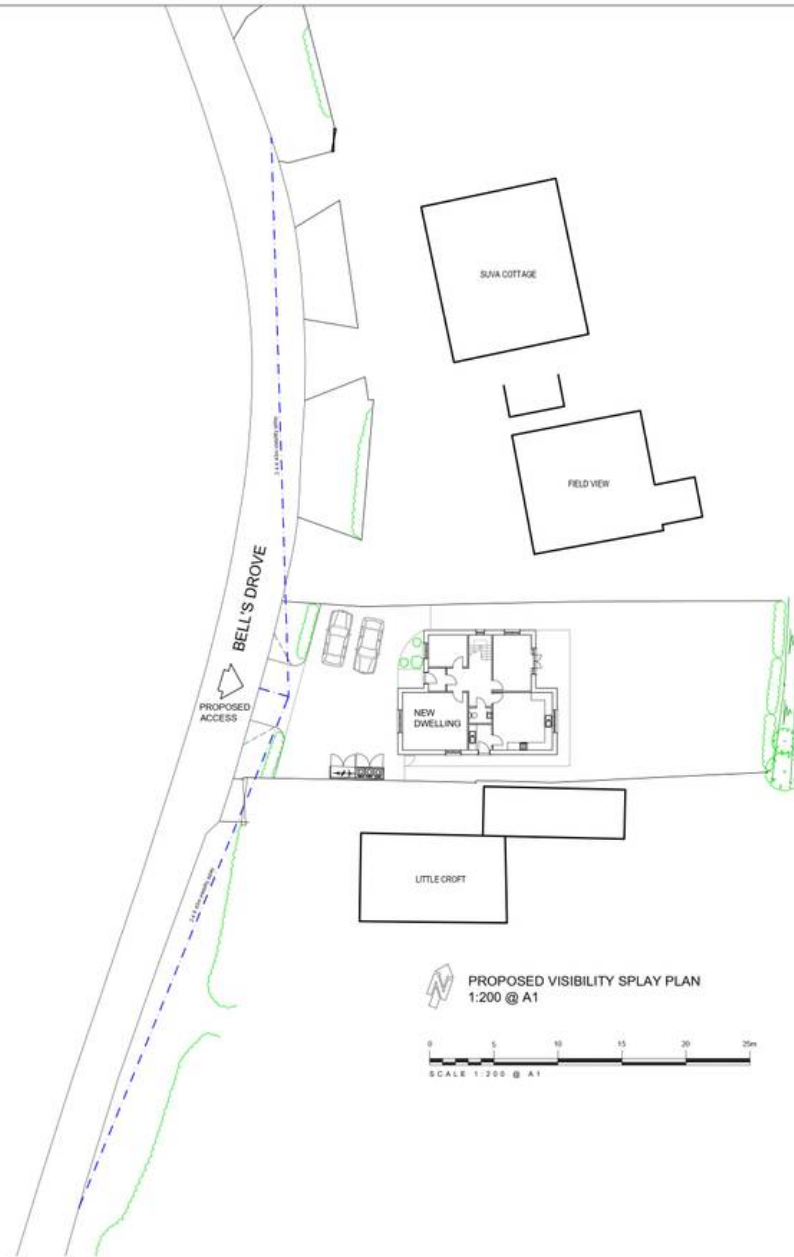
NORTH ELEVATION



SOUTH ELEVATION

Date	Revisions
B	29.11.24 Amendments as per Ecology Officers recommendations
A	24.07.24 General update and window added to elevation

COOK & COOK		Project TUDOR LODGE WELNEY	
2 WATER LANE OAKINGTON CAMBRIDGE CB24 3AL		Drawing Title PROPOSED GENERAL ARRANGEMENTS	
Tel : 01223 234849 Email : info@cookandcook.co.uk		Client MR STIRLING	Drawn by C657-P-03
		Scale 1:100 & 1:50 @ A1	Check AC
		Date MAR 2024	Rev B



PROPOSED VISIBILITY SPLAY PLAN
1:200 @ A1



Date	Revisions

COOK & COOK 2 WATER LANE OAKINGTON CAMBRIDGE CB24 3AL Tel : 01223 234849 Email : info@cookandcook.co.uk	Project TUDOR LODGE WELNEY		
	Drawing Title PROPOSED VISIBILITY SPLAY PLAN		
	Client MRS STIRLING	Drawing no C657-P-04	REV -
	Scale 1:200 @ A1	Date MAR 2024	Drawn By AC



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