



4 Chapel Close, Little Thetford
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£495,000

4 Chapel Close

Little Thetford, Ely

An extremely rare and superb development opportunity situated within a most attractive and peaceful setting backing onto countryside. Within a plot of approximately 0.75 of an acre (STS) sits this single storey cottage requiring a full programme of renovation and with planning consent allowing the creation of a new two storey extension at the rear.

Once renovated and extended the property will comprise on the ground floor, entrance hall, cloakroom, stunning kitchen/dining/family room, utility, double bedroom with ensuite, sitting room and study/bedroom. On the first floor there will be two further bedrooms (one with ensuite) and a bathroom.

Outside, there is driveway and a delightful and well maintained garden bordered by mature hedging and trees providing a beautiful and tranquil setting.

Cash buyers only.

Council Tax Band: A

Tenure: Freehold

EPC: G



4 Chapel Close

Little Thetford, Ely

- Superb And Rare Development Opportunity
- Beautifully Situated And Peaceful Plot Of Approx 0.75 Of An Acre (STS)
- Single Storey Cottage For Renovation And Extension To Create An Attractive 3/4 Bedroomed Dwelling
- Current Dwelling Offers 4 Bedrooms And 2 Reception Rooms
- Planning Consent Granted
- Backing Onto Countryside
- Cash Buyers Only



Kitchen

With window and door into garden, base units, worktop and sink.

Rear Hall

Bedroom

With window to rear.

Bedroom

With window to rear.

Cloakroom

With low level WC

Storeroom/Former Utility

Bedroom

With beamed ceiling, fireplace, window to front.

Dining Room

With window to rear and door and window to front, beamed ceiling, fireplace.

Lounge

With window to front and window and door to rear garden, fireplace.

Bedroom 4

With windows to front and rear.

Garden

The property sits in a superb plot of approximately 0.75 of an acre (STS) bordered by mature trees and hedging. The majority of the garden is laid to grass interspersed with a number of different trees including a mature Walnut tree. The garden also contains two timber and corrugated sheds.

There is ample parking within the plot.

The garden backs onto open countryside and provides a most peaceful and attractive setting.



AGENT NOTE

1. There is a public footpath that runs around the edge of the garden. The original route was through the garden but, with the County Council's agreement, the previous owner was able to redirect the path to the edge. The seller informs us it is rarely used as a more appropriate and better connected footpath is located nearby.
2. Drainage is via a septic tank.

PLANNING

Planning consent was granted on appeal on 14th March 2025 following the refusal of the original application. Details of this can be found on the planning portal of East Cambs District Council's website with a reference number of 24/00767/FUL. Richard Booth Estate Agents can supply the appeal decision upon request. The appeal decision contained the following conditions: 1) The development hereby permitted shall begin no later than 3 years from the date of this decision. 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, 862/24/01, /02, /03, /04, /05, /06, /07. 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as specified on the approved plans and the application form.









Proposed Elevation Facing East.



Proposed Elevation Facing West



Proposed Elevation Facing South.



John Guest.
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email: john.guest@jgarchitect.co.uk

Vineyards,
Chapel Lane,
Little Thetford,
Ely. CB6 3HS

Drawing:
Client.



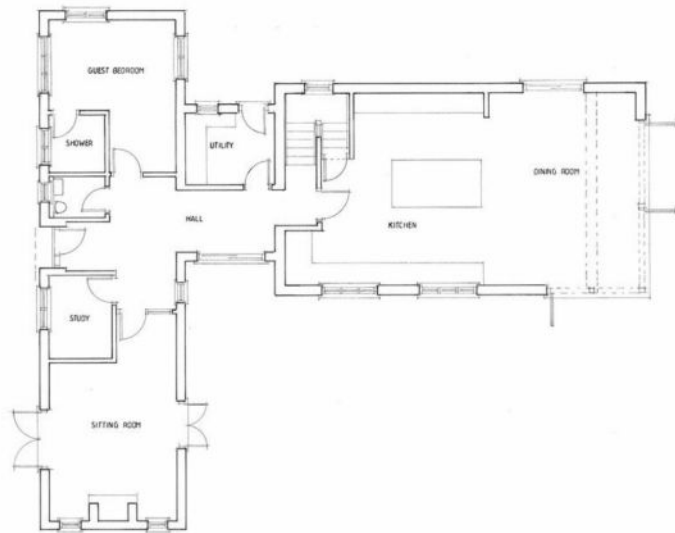
Proposed Elevation Facing North.



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Drawing: 862
Client.
Scale: 1 : 50



Proposed Ground Floor Plan. 1 : 50.



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Drawing: 862/2
Client.

Scale: 1 : 50

Date: June

Drawing Title: Ground Floor Plan



Proposed First Floor Plan. 1 : 50.

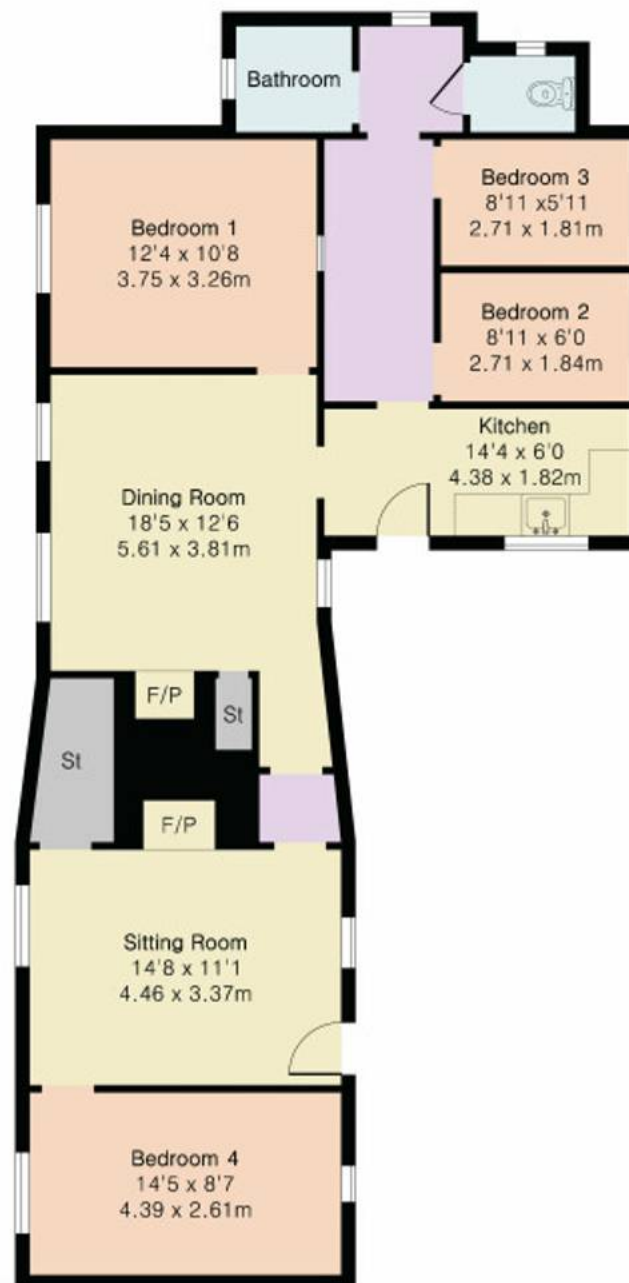


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Drawing:

Approximate Gross Internal Area 1069 sq ft - 99 sq m



Ground Floor



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These particulars are for guidance only and do not form part of any contract. Descriptions, measurements, and details are given in good faith but should not be relied upon as fact; buyers must verify accuracy themselves. No employee is authorised to make representations or warranties regarding this property. Measurements are approximate, and floor plans, photos, fixtures, and fittings are illustrative only.

