



Stetchworth Road, Dullingham
Newmarket, CB8 9UJ
Guide Price £3,500,000

MA
Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Stetchworth Road, Newmarket, CB8 9UJ

Development opportunity

A prime residential development has been approved for 41 houses (12 affordable) in extensive grounds located in this outstanding village setting.

Conditional planning approval under application 22/00039/RMM www.

The current planning offers an appealing mix of dwellings and all planning records and documents can be accessed via the council portal

<https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R6BPDoGGoCToo>

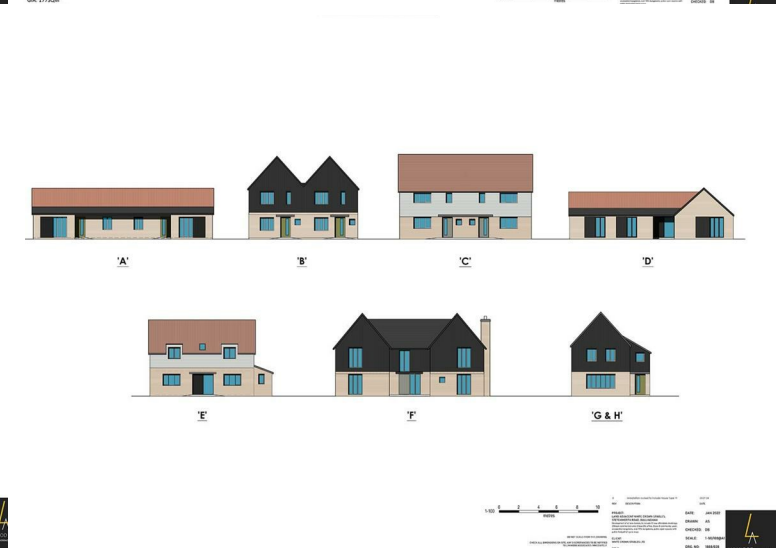
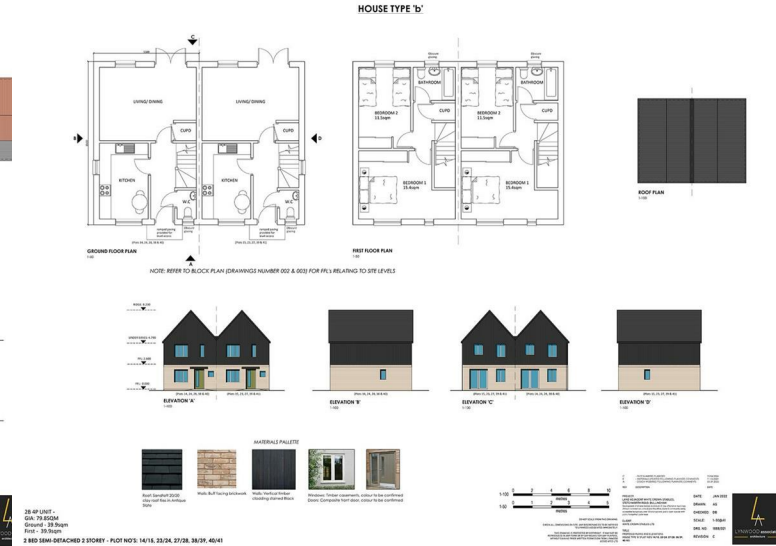
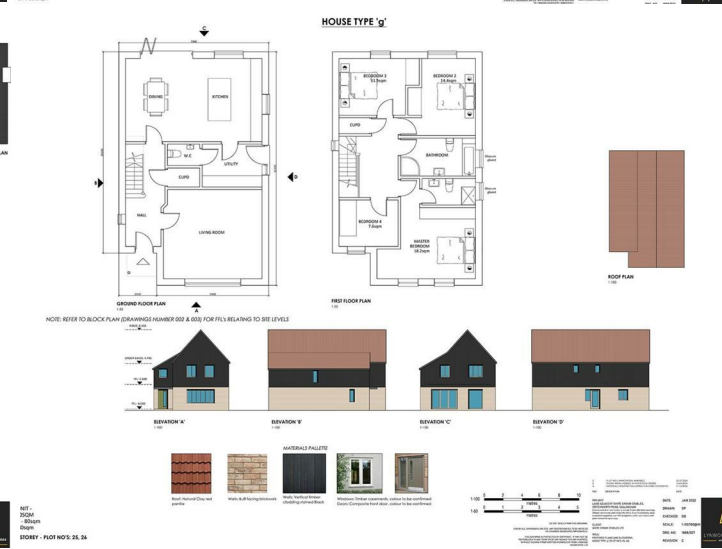
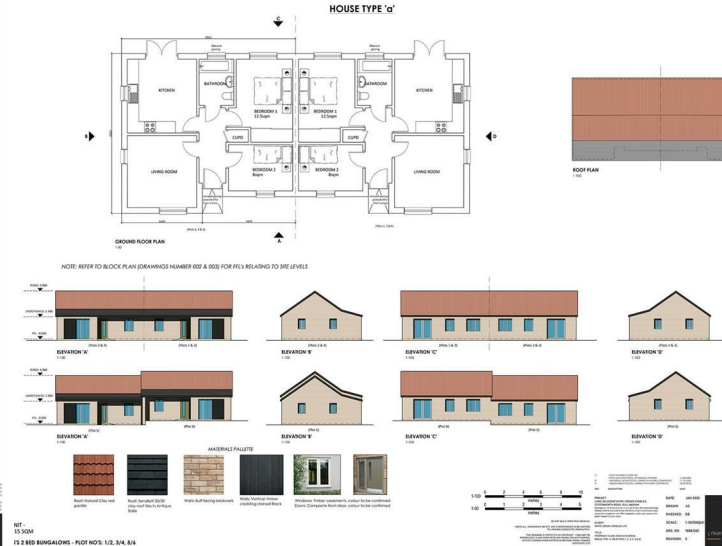
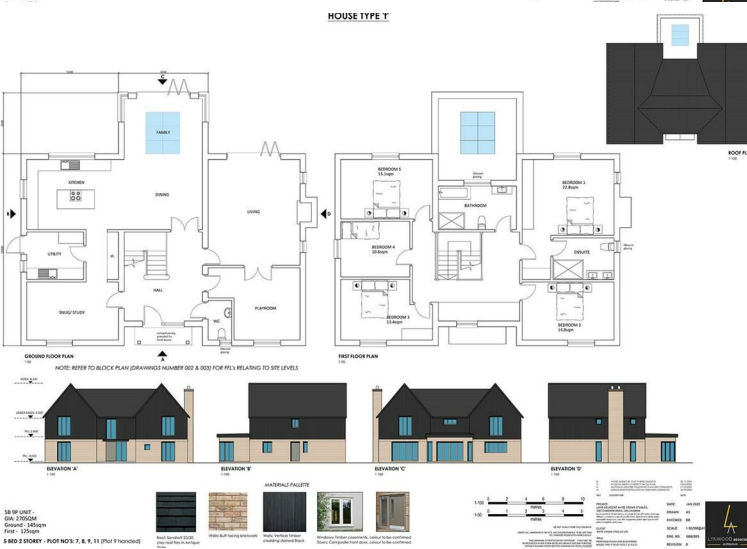
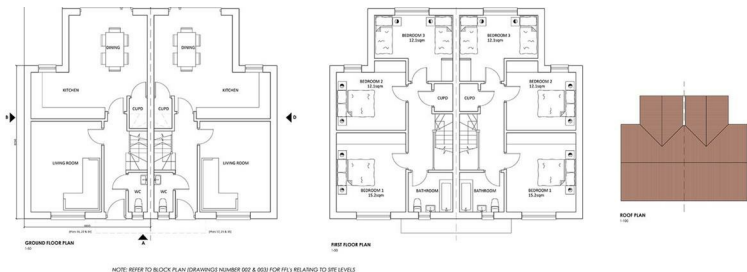
Unconditional offers are requested on this exciting development opportunity.



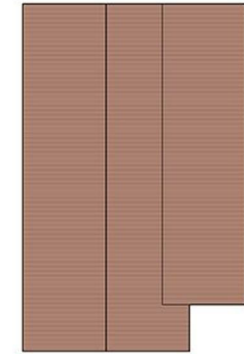
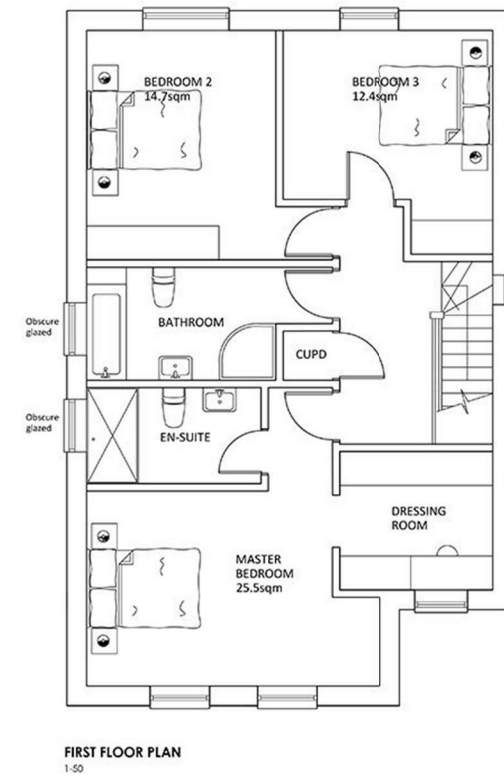
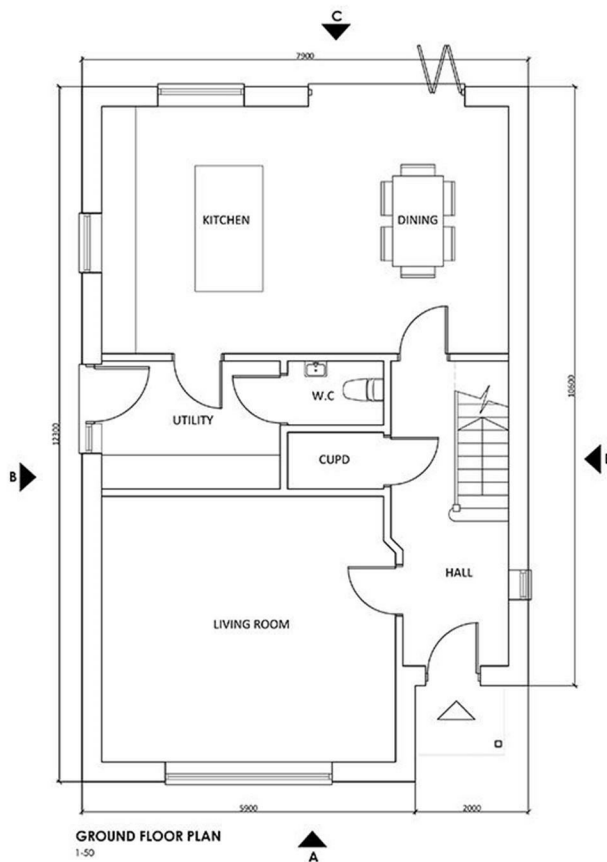


ACCOMMODATION SCHEDULE

Room	No.	Description	Accommodation		Food		Beverage	Total
			Room	Food	Room	Food		
Room 1	1	Room 1, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 2	2	Room 2, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 3	3	Room 3, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 4	4	Room 4, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 5	5	Room 5, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 6	6	Room 6, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 7	7	Room 7, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 8	8	Room 8, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 9	9	Room 9, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 10	10	Room 10, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 11	11	Room 11, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 12	12	Room 12, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 13	13	Room 13, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 14	14	Room 14, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 15	15	Room 15, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 16	16	Room 16, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 17	17	Room 17, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 18	18	Room 18, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 19	19	Room 19, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 20	20	Room 20, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 21	21	Room 21, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 22	22	Room 22, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 23	23	Room 23, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 24	24	Room 24, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 25	25	Room 25, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 26	26	Room 26, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 27	27	Room 27, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 28	28	Room 28, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 29	29	Room 29, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 30	30	Room 30, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 31	31	Room 31, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 32	32	Room 32, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 33	33	Room 33, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 34	34	Room 34, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 35	35	Room 35, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 36	36	Room 36, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 37	37	Room 37, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 38	38	Room 38, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 39	39	Room 39, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 40	40	Room 40, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	
Room 41	41	Room 41, Single Room, 1st Floor	100.00	0.00	0.00	0.00	100.00	



HOUSE TYPE 'h'



ROOF PLAN
1-100

NOTE: REFER TO BLOCK PLAN (DRAWINGS NUMBER 002 & 003) FOR FFL'S RELATING TO SITE LEVELS



ELEVATION 'A'
1-100



ELEVATION 'B'
1-100



ELEVATION 'C'
1-100



ELEVATION 'D'
1-100

MATERIALS PALLETTE



Roof: Natural Clay red pantile



Walls: Buff facing brickwork



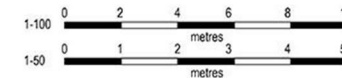
Walls: Vertical timber cladding stained Black



Windows: Timber casements, colour to be confirmed



Doors: Composite front door, colour to be confirmed



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REV DESCRIPTION
DATE
PROJECT: LAND ADJACENT WHITE CROWN STABLES, STETCHWORTH ROAD, CULLINGHAM
Client: WHITE CROWN STABLES LTD
TITLE: PROPOSED PLANS AND ELEVATIONS
HOUSE TYPE 'h' (PLOT NO'S 19, 20, 32, 33)
DATE: JULY 24
DRAWN: SP
CHECKED: DB
SCALE: 1-50/100@A1
DRG. NO: 1888/029
REVISION: