



Granary Lane, Littleport, CB6 1PQ



Granary Lane

Littleport,
CB6 1PQ

A parcel of land offering scope for development, subject to planning permission being obtained, situated within the centre of the village conveniently placed for the railway station.

LOCATION

Littleport has a good range of shopping, schooling, health and day to day amenities and facilities with a further more comprehensive range of facilities available at Ely (approximately 6 miles to the South). Littleport offers a mainline rail station to London via Cambridge (20 miles) which is supported by a major road network providing access to surrounding provincial centres.



Guide Price £130,000



**THE SITE**

The site is located within the centre of the village and is accessed via Granary Lane and abuts Hitches Street. The access is via a shared driveway which we understand is under the ownership of number 1 Granary Lane, the land benefitting from a right of way across part of the driveway.

Site Dimensions are approximately 55' x 58' (16.8 metres x 17.7 metres).

The site is offered for sale without planning consent and it would be the responsibility of the purchaser to obtain this.

The vendor is prepared to enter into a conditional contract whereby the purchaser obtains planning consent prior to completion.

The vendor has stipulated that the development should be restricted to no more than two dwellings.

AGENTS NOTES

The purchaser will be responsible for the payment of Community Infrastructure Levy (CIL payment) if applicable.

Please note that the dimensions stated in these details are approximate and are for guidance purposes only.

TENURE

Freehold.

VIEWING

Please contact our Ely Office.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £130,000

Tenure - Freehold

Council Tax Band - Exempt

Local Authority - East Cambridgeshire

District Council



25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.