



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



CHEFFINS



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.

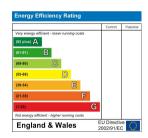
Please note that the dimensions stated in these details are approximate and are for guidance purposes only.

TENURE

Freehold.

VIEWING

Please contact our Ely Office.



Guide Price £130,000 Tenure - Freehold Council Tax Band - Exempt Local Authority - East Cambridgeshire

District Council





