



West Fen Road, Ely, CB6 1AN

CHEFFINS

West Fen Road

Ely,
CB6 1AN

- Single Building Plot
- Detailed Planning Consent for a 3 Bedroom Detached House
- Convenient for City Centre
- Viewing Recommended

An extremely rare opportunity to purchase a single building plot with detailed planning consent, situated within a highly regarded location close to the city centre.



Offers In Excess Of £300,000



LOCATION

ELY is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.

PLANNING PERMISSION

Planning consent was granted on 11th June 2020 by East Cambridgeshire District Council with a planning reference of 20/00516/FUL.

A further application was made to discharge conditions 3, 5, 13 and 14 granted on the 9th June 2023 with a reference of 20/00516/DISA.

The vendors have commenced the installation of the foul drainage.

Once built the property will comprise entrance hall, cloakroom, study, kitchen/dining room opening into living room and utility, together with 3 bedrooms with 2 having ensembles and the family bathroom.

The Plot measures approximately 0.13 of an acre (sts).

SERVICES

Mains water, gas, electricity and drainage are available in West Fen Road. Purchasers should make their own investigations into the exact location and capacity of these services.

AGENTS NOTES

1. The vendor informs us that the Community Infrastructure Levy has been paid.
2. The dwelling will be built in accordance with the approved plans

TENURE

Freehold

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

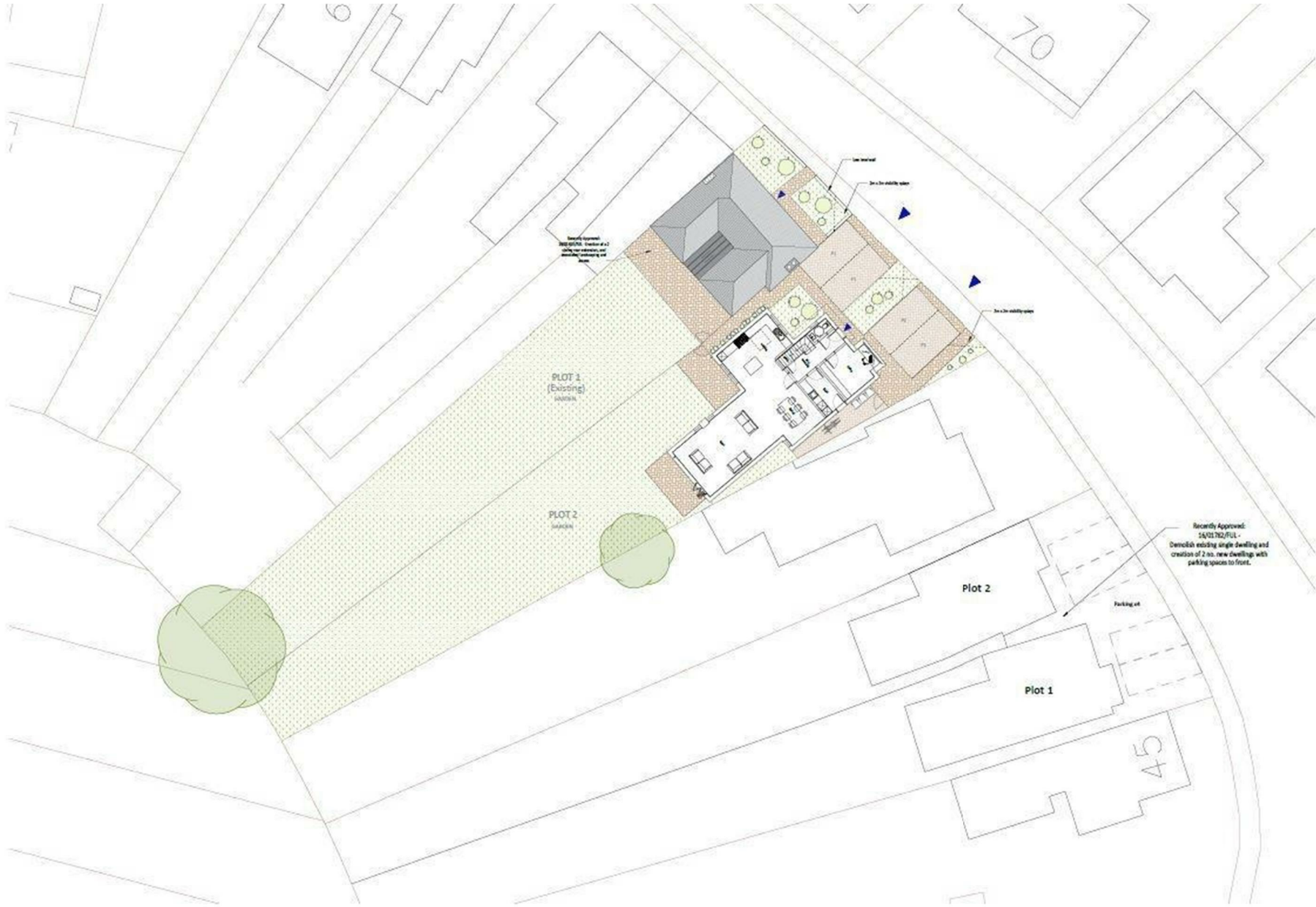
AGENTS NOTE

Flood Risk - According to information obtained from the Environment Agency website flood risk within the area is detailed below:

Surface water - Low risk
Rivers and Sea - Very low risk
Reservoirs - Unlikely
Ground water - Unlikely

Mobile Coverage - according to ofcom.org.uk mobile coverage is indicated to be 'Good' with four of the main providers.

5. THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.



Scale 1:200 @ A3

PROJECT
LAND AT 51 WEST FEN ROAD, ELY

TITLE
SITE PLAN

DRAWING STATUS
PLANNING

DRAWN NC CHEFFINS

SCALE 1:200 @ A3

DATE JAN 2020

PIP CONSULTANTS
CAMBRIDGE
021 148



Plot at 51 West Fen Road, Ely, Cambridgeshire.



Promap
LANDMARK INFORMATION

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Printed Scale - 1:10000. Paper Size - A4

CHEFFINS

For Identification Purposes Only

Offers In Excess Of £300,000

Tenure - Freehold

Council Tax Band - New Build

Local Authority - East Cambs District Council

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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.