



St. Marys Street, Ely, CB7 4HH

CHEFFINS

St. Marys Street

Ely,
CB7 4HH

5 2 3

Guide Price £600,000

- Development Opportunity
- Central City Location
- Walking Distance to King's School & Railway Station
- Planning Consent to Convert from Dental Practice to Residential House
- Garden & Parking
- No Upward Chain
- Freehold / EPC Exempt / Council Tax Currently Exempt

DEVELOPMENT OPPORTUNITY - A superb opportunity to purchase a centrally located period property of approximately 2,600 square feet with parking and within walking distance of Kings School and the railway station. Until 2023 the property was used as a dental practice but now has planning consent for change of use into a 5 bedroomed residential dwelling.





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.

Once converted the property will comprise on the ground floor, entrance hall, WC, sitting room, study, play room, boot room, spacious open plan kitchen/dining/living room and utility and on the first floor there will be 5 bedrooms (master having an ensuite) and separate bath and shower rooms. Outside there is a rear garden and former garage which has been converted into a studio/home working space with kitchenette, there is also a driveway accessed from Cromwell Road.

The current accommodation comprises:

FRONT RECEPTION / WAITING AREA

With door and 2 windows to front aspect, 2 radiators.

INNER HALL

With stairs to first floor, under stairs storage cupboard, radiator.

DISABLED ACCESS WC

With low level WC, wash basin, radiator.

MEETING ROOM / STORE

DECONTAMINATION ROOM & LABORATORY

With air conditioning unit, radiator.

SURGERY ROOM 1

With 3 windows to rear aspect, 2 vertical radiators and air conditioning unit.

SURGERY ROOM 2

With window to rear aspect, air conditioning unit, radiator.

ADMIN OFFICE

With window to rear aspect, air conditioning unit, radiator.

REAR HALL

With door to outside.

SHOWER ROOM

With low level WC, pedestal wash basin, window to side aspect, heated towel rail.

FIRST FLOOR LANDING

With 2 doors onto roof space, storage cupboard, air conditioning unit, 2 radiators.

HYGIENIST ROOM

With window to front aspect, air conditioning unit, radiator.

SURGERY ROOM 3

With window to rear aspect, air conditioning unit, radiator.

STAFF ROOM

With wall and base level storage units and work surfaces, 2 stainless steel sink units, air conditioning unit, radiator.

SURGERY ROOM 4

With window to side aspect, air conditioning unit, radiator.

STAFF WC

With low level WC, wash stand with hand wash basin, window to rear aspect, radiator.

SURGERY ROOM 5

With window to front aspect, air conditioning unit, radiator.

WAITING ROOM

With window to side aspect, air conditioning unit, radiator.

OUTSIDE

There is a driveway accessed from Cromwell Road leading to a block paved rear garden with raised planters.

The garage has been converted into a studio/hobbies room with timber and glazed doors onto the garden, television and power points, radiator, together with an adjoining kitchenette with stainless steel sink unit and drainer, plumbing for washing machine, wall and base level storage units and work surface

PLANNING

Planning consent was granted on the 5th February 2024 by East Cambridgeshire District Council for change of use from commercial business and service uses (E) to residential (C3) with a reference number 23/01376/ERN.

AGENT NOTES

Tenure - freehold

Council Tax Band - currently exempt

Property Type - terraced home

Property Construction - traditional with render under a tile roof

Number & Types of Room - Please refer to the floorplan
Square Footage - approx 2,600 according to the floorplan
Parking - driveway

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas fired radiator heating

Broadband Connected - yes

Broadband Type - the vendor informs us they have a broadband speed of 900 Mbps

Mobile Signal/Coverage - indicated to be good for 4 of 4 of the main providers checked by Ofcom.org

Flood risk - according to the Environment Agency website there is a very low risk of flooding from rivers and the sea, ground water and reservoirs. The website indicates that in respect of surface water there is a chance of flooding of greater than 3.3% each year, however, the vendor has confirmed that during their ownership they have had no issues of this nature.

Conservation Area - yes

Planning Permission - as detailed above

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

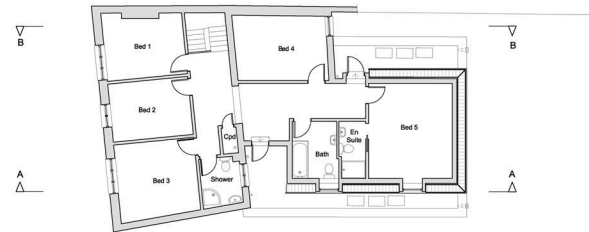




REAR ELEVATION TO NORTH



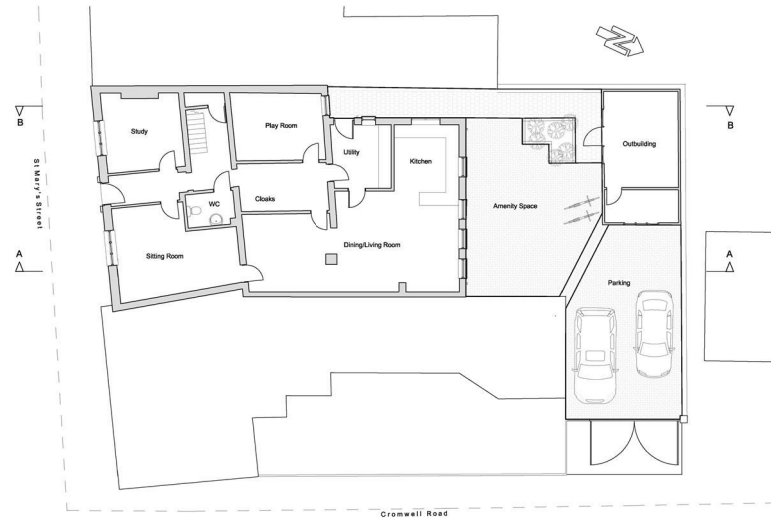
FRONT ELEVATION TO SOUTH



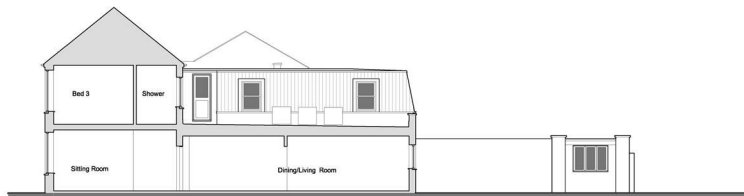
PROPOSED FIRST FLOOR PLAN



PROPOSED SECTION B-B



PROPOSED GROUND FLOOR PLAN



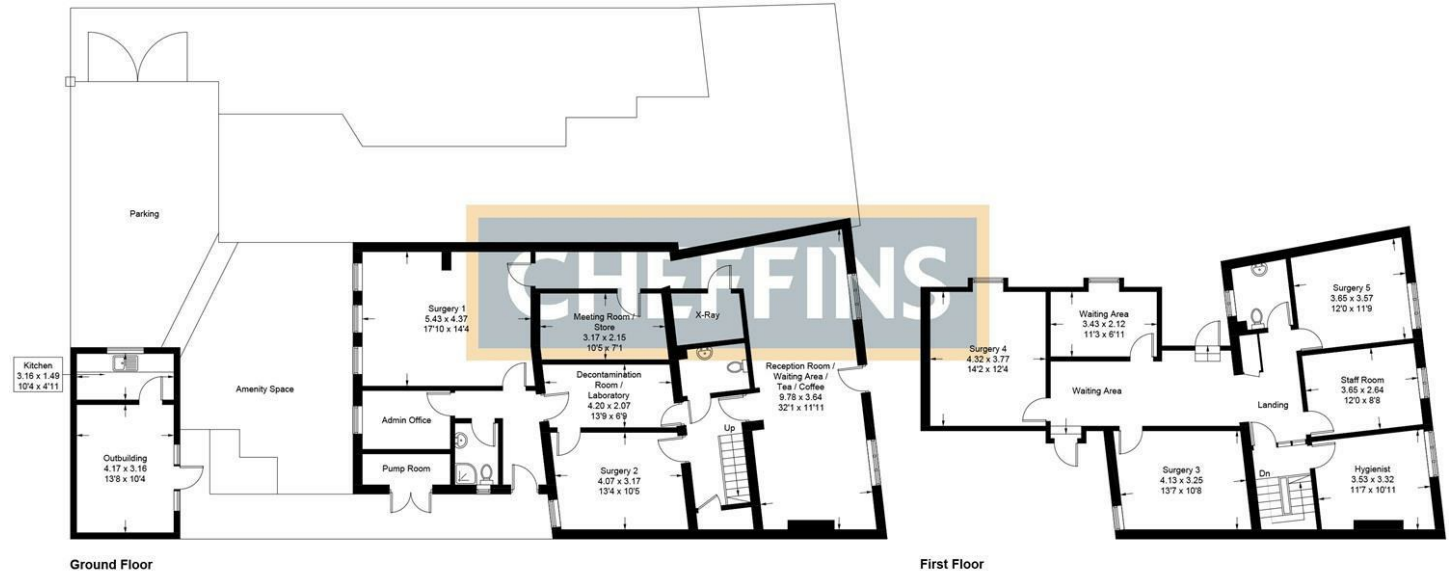
EXISTING SECTION A-A



No.	Date	Revisions
A	31-08-2023	Car parking and amenity space amended

<p>2 WATER LANE CAMBRINGTON CAMBRIDGE CB24 3AL</p> <p>Tel : 01223 234849 Email : info@cookandcook.co.uk</p>	<p>Project: 68 ST MARY'S STREET ELY CB7 4HH</p> <p>Drawing Title: PROPOSED ARRANGEMENTS FLOOR PLANS, ELEVATIONS AND SECTIONS</p>
	<p>Client: Mr L Berrondo</p> <p>Scale: 1:100 @ A1</p>

Approximate Gross Internal Area
Ground Floor = 137.7 sq m / 1482 sq ft
First Floor = 105.2 sq m / 1132 sq ft
Outbuilding = 18.3 sq m / 197 sq ft
Total = 261.2 sq m / 2811 sq ft



Guide Price £600,000
Tenure - Freehold
Council Tax Band - Exempt
Local Authority - East Cambs District
Council

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1058795)

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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.