



Camel Road, Littleport, CB6 1PU



## Camel Road

Littleport,  
CB6 1PU

- Individual Building Plot
- Attractive Edge of Village Setting
- Detailed Planning Consent for 4 Bedroom Detached House
- Close to Leisure Centre & Schools
- Tenure - Freehold

An excellent opportunity to purchase a single building plot with detailed planning consent for a contemporary 4 bedroom house of approximately 154 square metres (1,657 square feet), situated within an attractive edge of village location.



**Guide Price £195,000**





## 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) including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. 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.

## PLANNING

Full planning consent was granted on the 9th May 2024 by East Cambridgeshire District Council with a planning reference number of 24/00307/FUL for the construction of a 4 bedroom dwelling and demolition of an existing barn.

Prior to this consent, the seller obtained planning consent on the site for a 5 bedroom, 2-storey hotel with a planning reference number of 23/00249/FUL.

The new vehicular access was originally consented under planning reference 22/01202/FUL and the proposed access under the current planning permission remains consistent with what was previously approved save for the reduced parking provision and pedestrian path off the driveway

Once built the house will comprise on the ground floor, entrance lobby and hallway, cloakroom, lounge, study and spacious kitchen/dining/living room, whilst on the first floor there will be 4 bedrooms (1 with ensuite) and family bathroom.

## AGENTS NOTES

The purchaser will be required to build the dwelling as per the approved consent.

The purchaser will be responsible for discharging all planning conditions.

The purchaser will be responsible for the CIL payment if applicable. Applicants should direct their own enquiries with regard to the payment of CIL to the Local Authority.

The purchaser will be responsible for preparing a Written Scheme of Investigation and carrying out a programme of archaeological work and carrying out the remediation scheme specified in the Phase II Geo-Environmental Assessment Report dated 24th January 2024.

There is an obligation to make a wheeled bin contribution to the District Council which was set at £53 per property with effect from 1st April 2022.

Flood risk - according to the Environment Agency's Flood Risk Map, the plot is situated in Flood Zone 3. A detailed Flood Risk Assessment for this site was completed in June 2023 by Ellingham Consulting Ltd which

is available on the ECDC website.

Broadband - according to Ofcom.org.uk, standard (17Mbps) and superfast (80Mbps) broadband is available in the area, maximum download speeds are shown in brackets.

Mobile phone coverage - according to Ofcom.org.uk, mobile coverage is indicated to be likely/limited for 4 out of the 4 main providers checked.

The CGI images included within these sales particulars are intended for guidance purposes only.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Proposed Front Elevation



Proposed Side 1 Elevation



Proposed Rear Elevation



Proposed Side 2 (Camel Road) Elevation

**Flood Risk Measurements and Levels**

- FFL to be min. 300mm above existing ground floor level  
 - The following flood resilience measures will be implemented which will be 0.3m of flood resilient construction above finished floor level.  
 - Water compatible flooring such as tiled floors, the use of horizontal plasterboard, sacrificial or water compatible kitchen/bathroom fittings, raised electrical sockets. Refer to Flood Risk Report for further detailed information

**Proposed Materials**

- External Walls and Roof; Pigmento brown zinc roof [www.vnzinc.com](http://www.vnzinc.com). Vertical Timber cladding; western red cedar [www.iwood.co.uk](http://www.iwood.co.uk) or similar and brick; yellow stock [www.wienerberger.co.uk](http://www.wienerberger.co.uk)  
 External Windows and Doors; Aluminium Units [www.origin-global.com](http://www.origin-global.com)

**Ecology Enhancements**

As per Ecologist recommendations

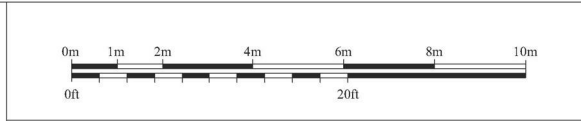
- Bat Boxes (6 total on south/south west elevations) Eco Kent Bat Box, [www.nhbs.com](http://www.nhbs.com), box at a height of between 4m and 6m as shown on the elevations.
- Swift Boxes (6 total on North elevation) FSC Wooden Swift Box, [www.nhbs.com](http://www.nhbs.com), box at a height of min. 5m as shown on the elevations.
- Sparrow Boxes (2 total on North elevation) Eco Sparrow Tower, [www.nesbox.co.uk](http://www.nesbox.co.uk), box at a height of min. 2m as shown on the elevations.
- Nest Boxes (2 total on North elevation) Woodstone Seville, [www.wildcare.co.uk](http://www.wildcare.co.uk), box at a height of min. 2m as shown on the elevations.



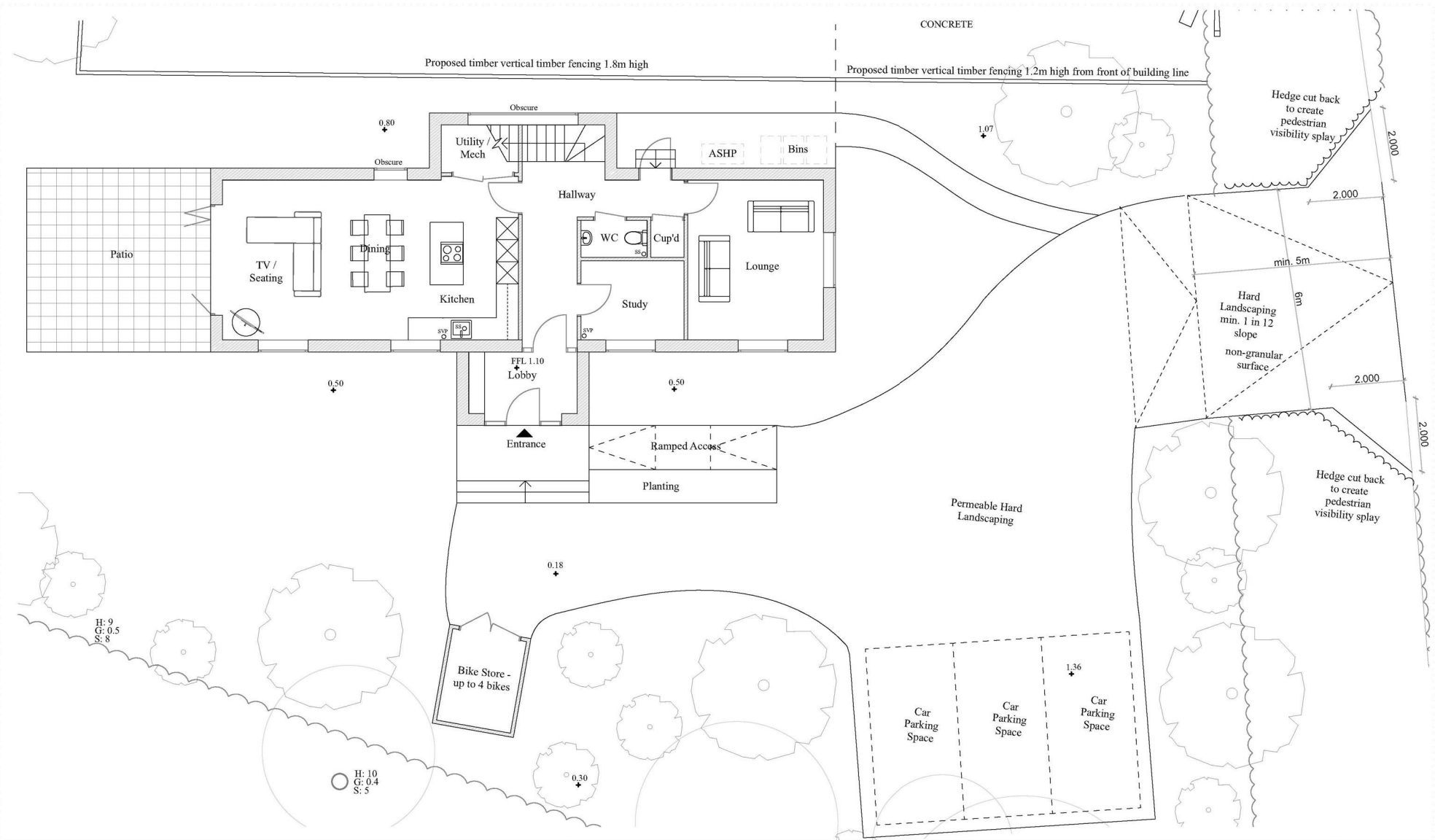
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|--|--------------------------------------|
| <b>Status</b><br>Planning  | <b>Title</b><br>Proposed Elevations  |
| <b>Client Name</b><br>Robey Homes  | <b>Scale</b><br>1:100@A3             |
| <b>Project Address</b><br>39 Camel Road, Littleport, Ely,<br>Cambridgeshire, CB6 1PU | <b>Date</b><br>22.05.23              |
|  | <b>Drawing Number</b><br>21052D-1300 |
|  | <b>Revision</b><br>/                 |

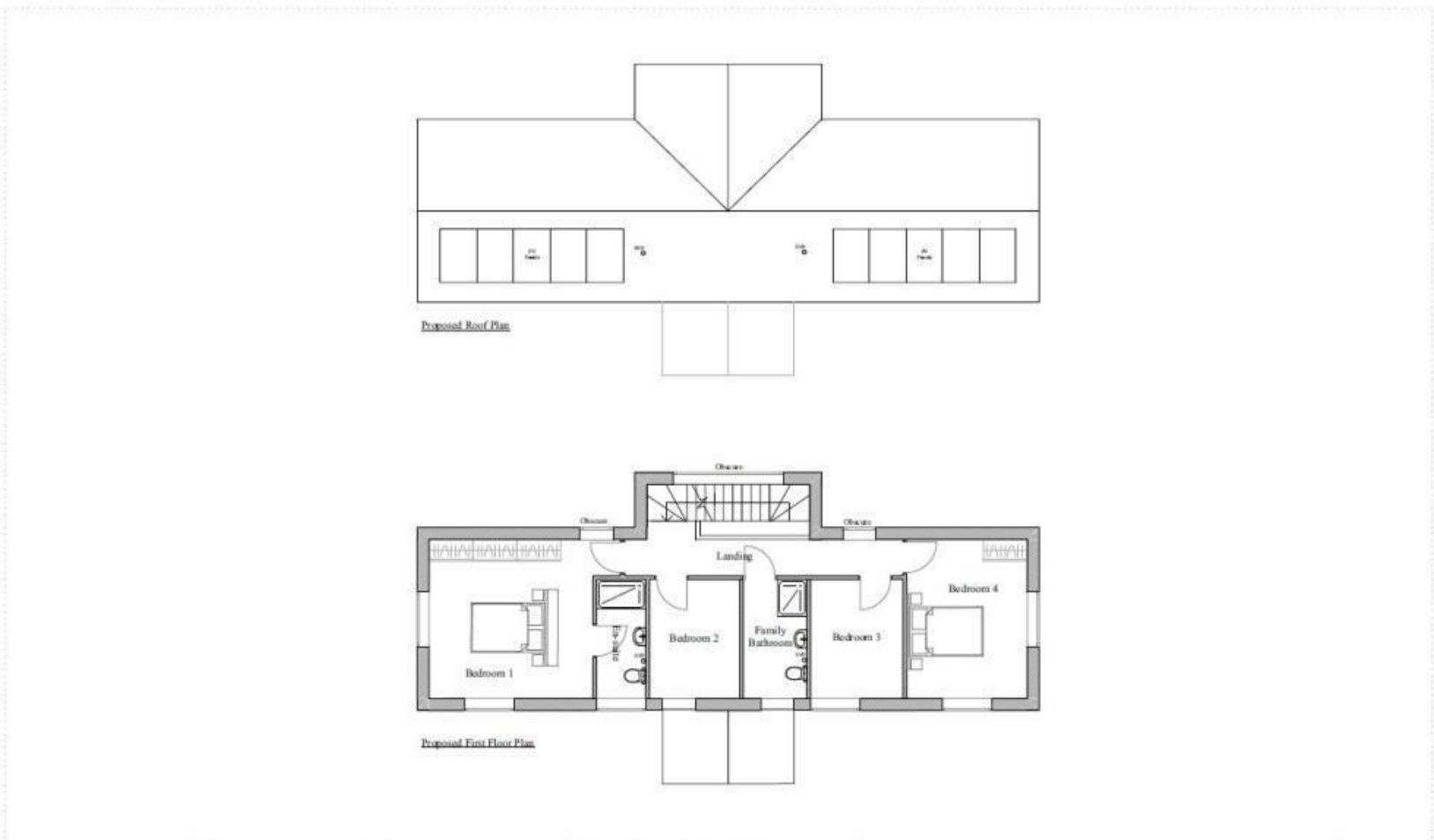
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|-----------------|-------------------------|-----------------------|--------------------------------------|
| <b>Rev</b><br>/ | <b>Date</b><br>23.05.23 | <b>Drawn by</b><br>GC | <b>Description</b><br>Planning Issue |
|-----------------|-------------------------|-----------------------|--------------------------------------|






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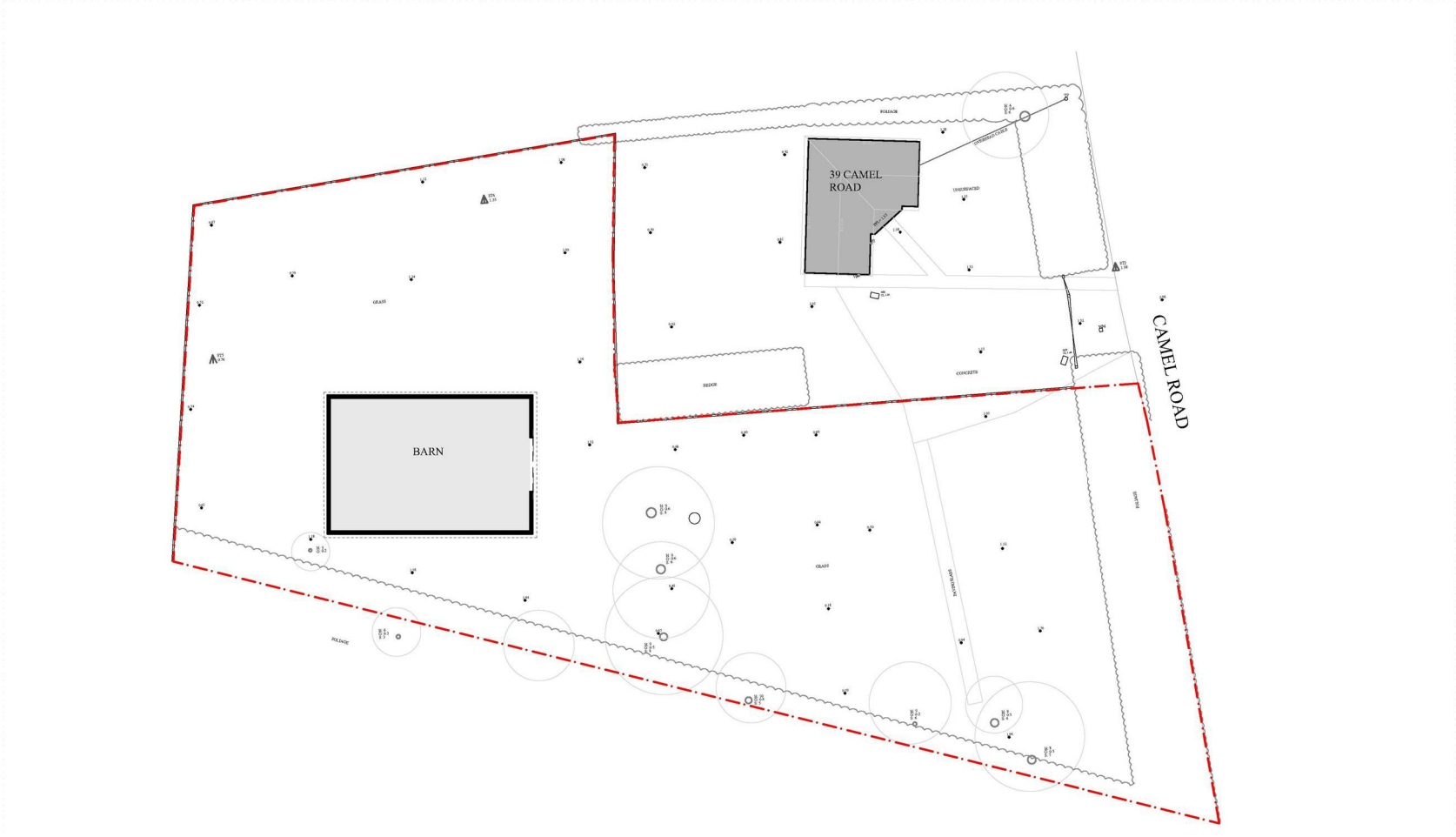





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|---|---|--|--|---|---|--|
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|   | <p><b>Client Name</b><br/>Robey Homes</p>   | <p><b>Scale</b> <b>Date</b><br/>1:100@A3 22.05.23</p>          |  |   |   |  |
|   | <p><b>Project Address</b><br/>39 Camel Road, Littleport, Ely,<br/>Cambridgeshire, CB6 1PU</p>   | <p><b>Drawing Number</b> <b>Revision</b><br/>21052D-1100 /</p> |  |   |   |  |
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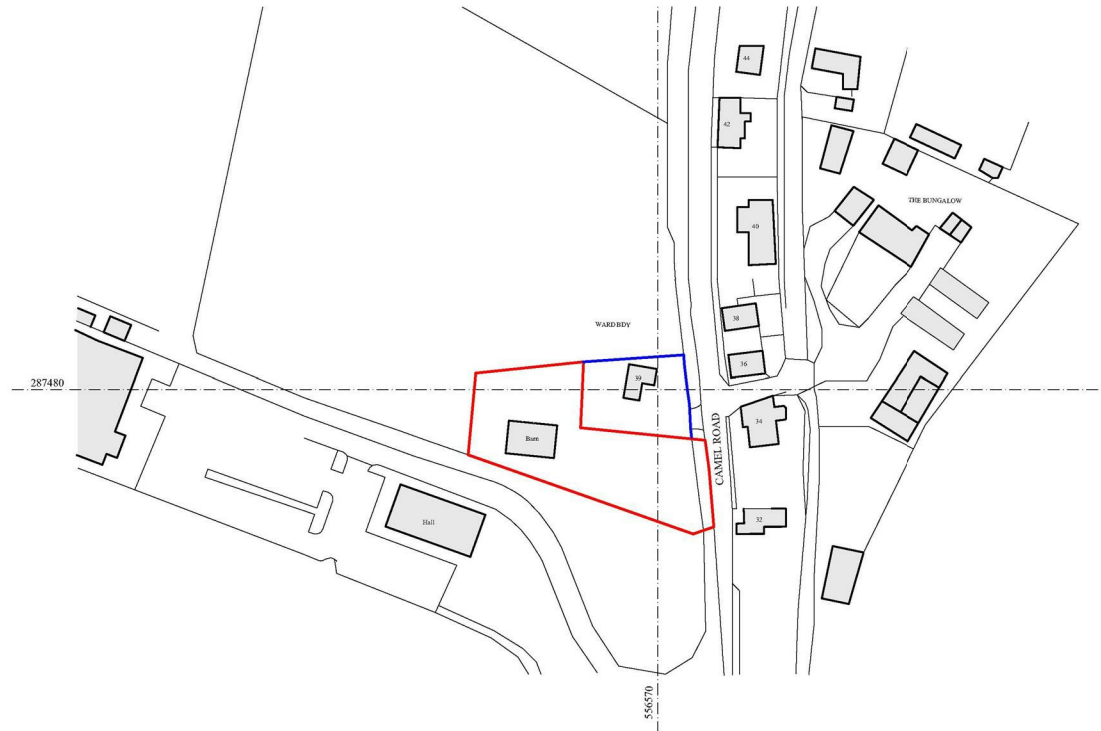
Guide Price £195,000  
 Council Tax Band - Exempt  
 Local Authority - East Cambs District Council



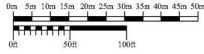
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| <br>Cambridge Building Brokers & Architects<br>Cambridge   Haverhill   Whittonby<br>07546 028771   01480 301554<br>info@cbba-architects.co.uk<br>www.cbba-architects.co.uk | <b>Stage</b><br>Planning  | <b>Title</b><br>Proposed First Floor and Roof Plan       | <b>Rev.</b> <b>Date</b> <b>Drawn by</b> <b>Drawn on</b><br>/   23.05.23   GC   Planning Issue | <br> |
|   | <b>Client Name</b><br>Robey Homes   | <b>Scale</b> <b>Date</b><br>1:100@A3   22.05.23          |   |  |
|   | <b>Project Address</b><br>39 Canal Road, Littleport, Ely,<br>Cambridgeshire, CB6 1PU  | <b>Drawing Number</b> <b>Revision</b><br>21052D-1101   / |   |  |
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|   | <b>Client Name</b><br>Robey Homes  | <b>Scale</b><br>1:250@A3             | <b>Date</b><br>22.05.23                |                       |                                      |  |
|   | <b>Project Address</b><br>39 Camel Road, Littleport, Ely,<br>Cambridgeshire, CB6 1PU   | <b>Drawing Number</b><br>21052D-0001 | <b>Revision</b><br>/                   |                       |                                      |  |
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|  | <b>Client Name</b><br>Robey Homes  | <b>Scale</b><br>1:1250@A3            | <b>Date</b><br>22.05.23                |                       |                                      |   |   |
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|  | <b>Client Name</b><br>Robey Homes  | <b>Scale</b><br>1:250@A3             | <b>Date</b><br>22.05.23 |                         |                       |                                      |  |
|  | <b>Project Address</b><br>39 Camel Road, Littleport, Ely,<br>Cambridgeshire, CB6 1PU | <b>Drawing Number</b><br>21052D-1001 | <b>Revision</b><br>/    |                         |                       |                                      |  |
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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.

