



Camel Road, Littleport, CB6 1PU

CHEFFINS

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 £175,000





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. Vertical Timber cladding; western red cedar www.iwood.co.uk or similar and brick; yellow stock www.wienerberger.co.uk
 External Windows and Doors; Aluminium Units 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, 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, box at a height of min. 5m as shown on the elevations.
- Sparrow Boxes (2 total on North elevation) Eco Sparrow Tower, www.nestbox.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, box at a height of min. 2m as shown on the elevations.



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Status
 Planning

Client Name
 Robey Homes

Project Address
 39 Camel Road, Littleport, Ely,
 Cambridgeshire, CB6 1PU

Title
 Proposed Elevations

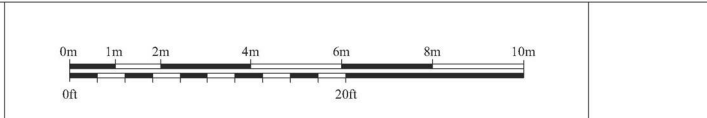
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Drawing Number
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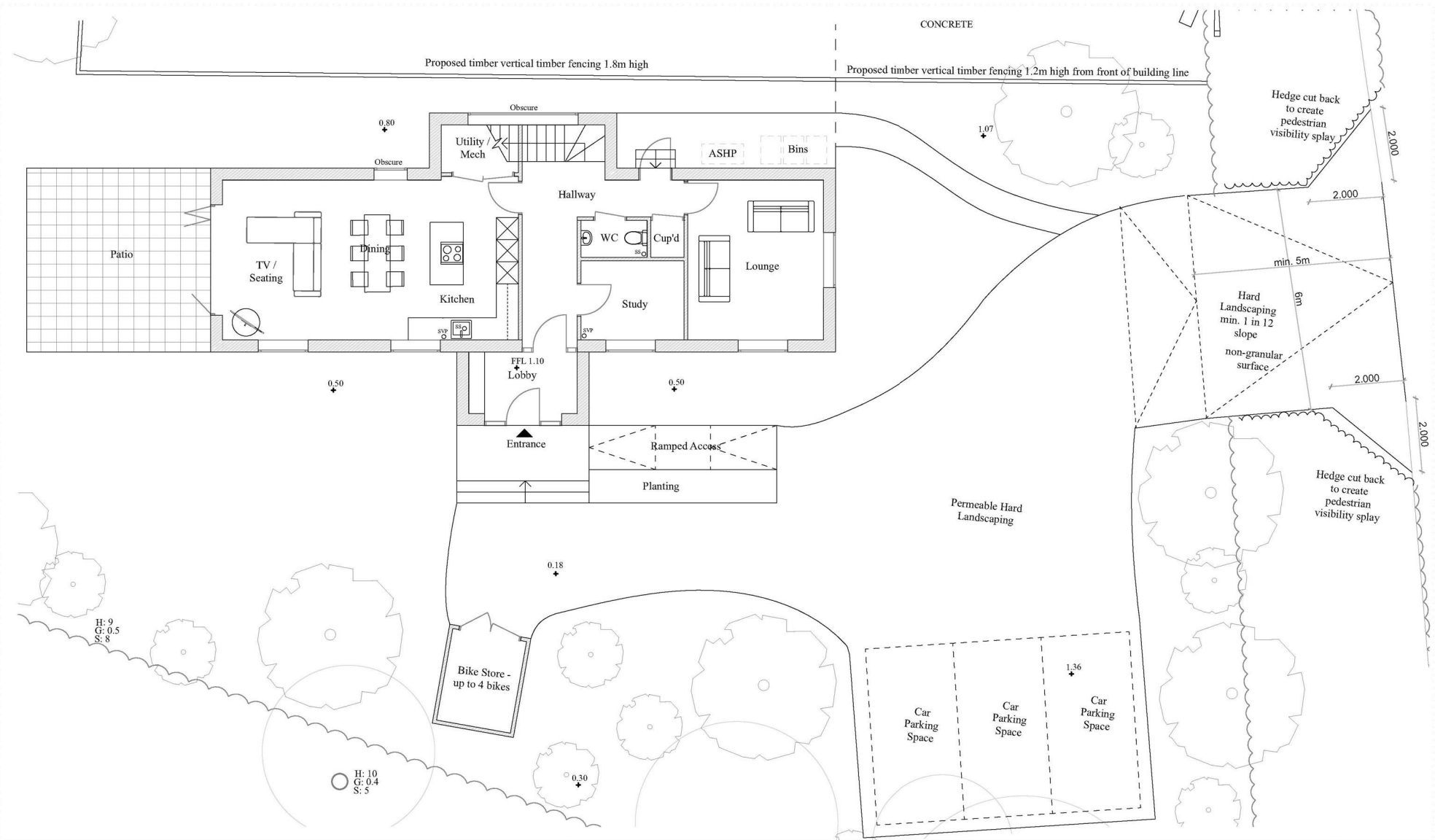
Date
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Revision
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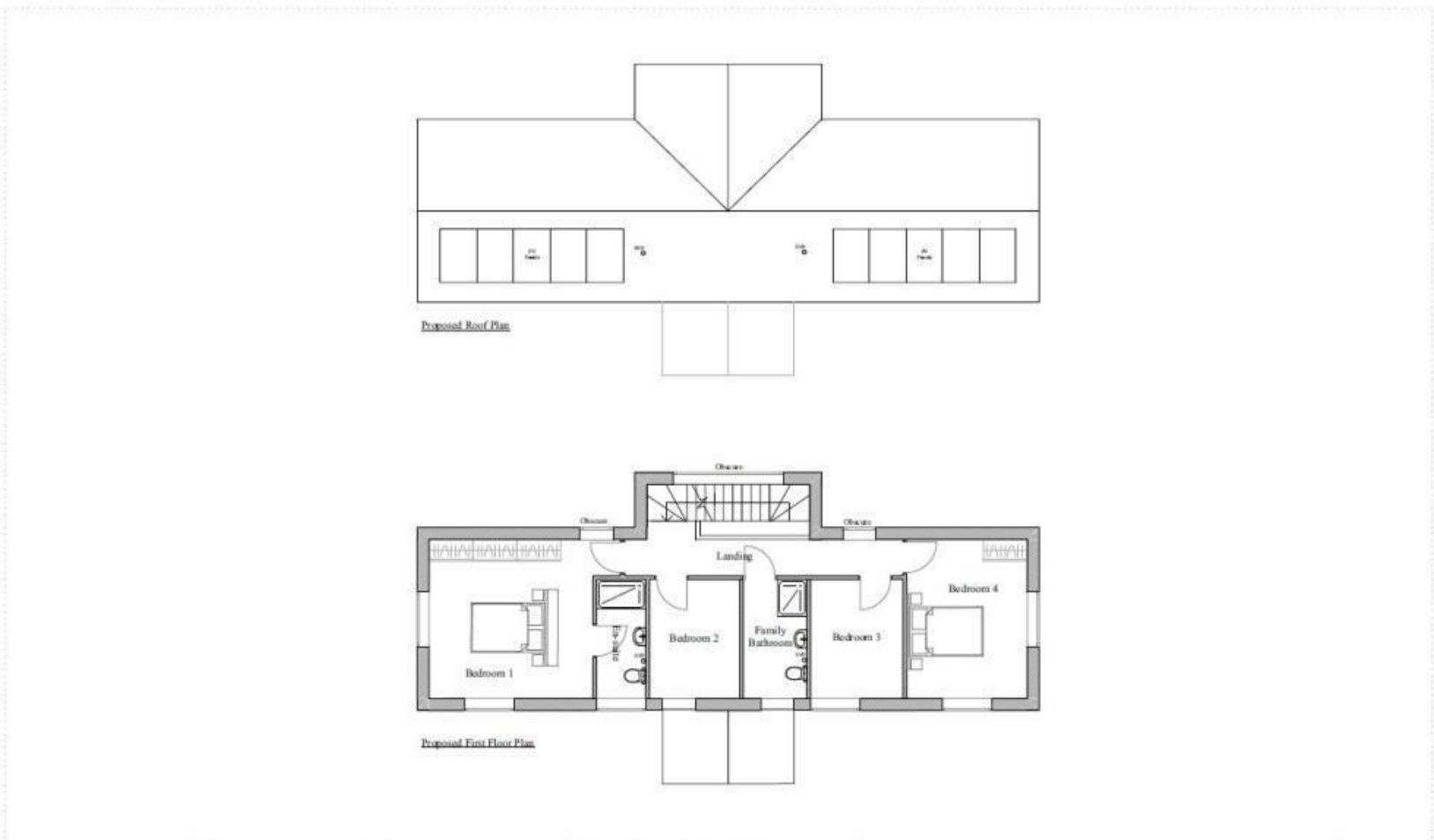
Rev / **Date** **Drawn by** **Description**
 / 23.05.23 GC Planning Issue






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 The drawing representative of the building or site and intended works. Contractors should carry out their own independent site surveys to confirm dimensions.

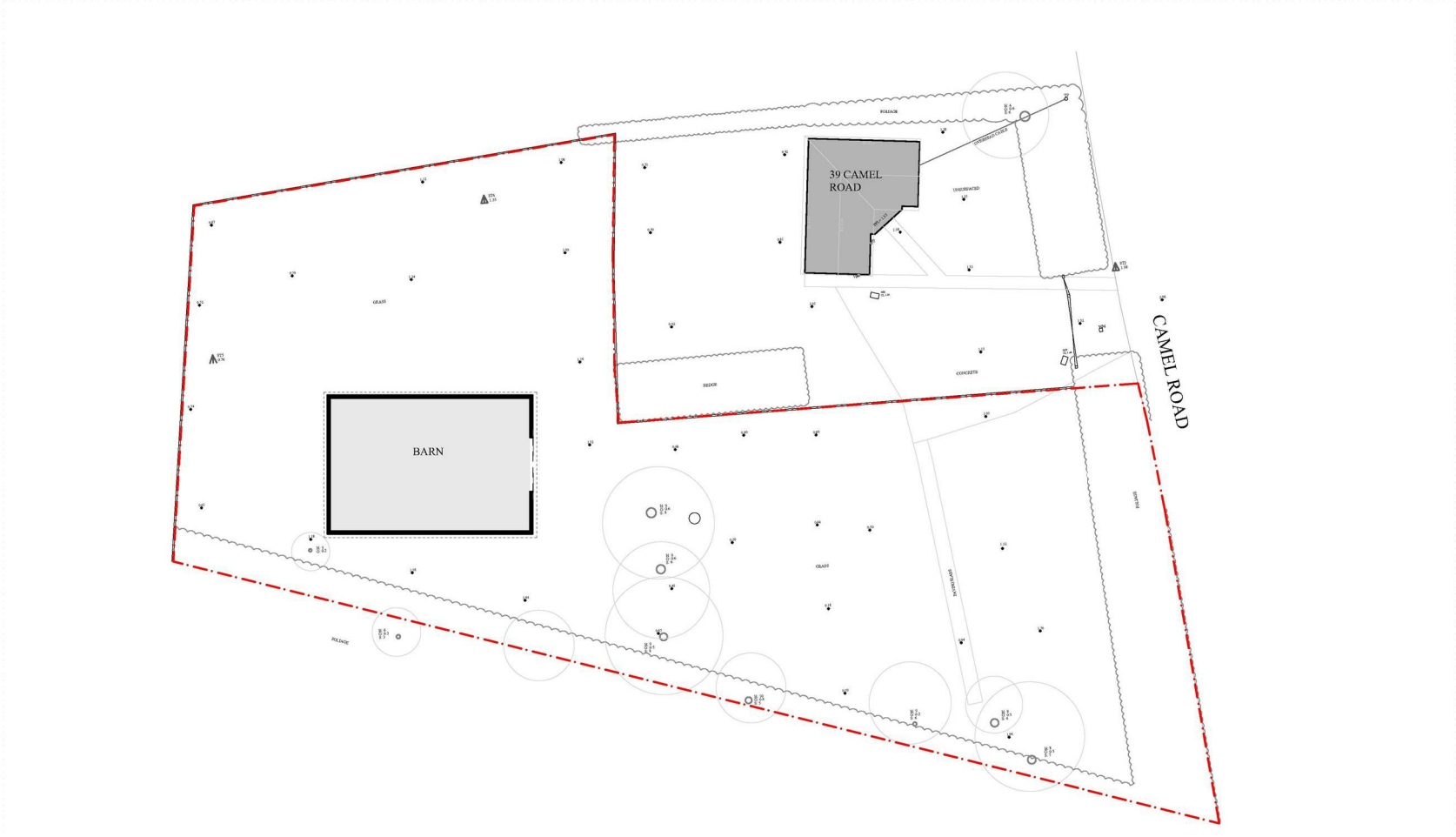





 <p>CBA Cameron Bosque Brookes Architects</p> <p>Cambridge Huntingdon Whittlesey 07548 658 571 01480 301 554 info@ebb-architects.co.uk www.ebb-architects.co.uk</p>	<p>Status Planning</p>	<p>Title Proposed Ground Floor Plan</p>	<p>Rev. / Date Drawn by Description / 23.05.23 GC Planning Issue</p>	 <p>General Note Do not scale from this drawing, apart from Town Planning purposes. Work to figure dimensions only. This drawing is the property of Cameron Bosque Brookes Architects Limited and copyright is reserved by them. This drawing is issued on the basis that it is not copied, used or disclosed by or to any unauthorised persons without the prior written consent of Cameron Bosque Brookes Architects Limited. The drawing represents the building or site and intended works. Contractors should carry out their own independent site surveys to confirm dimensions.</p>	
	<p>Client Name Robey Homes</p>	<p>Scale Date 1:100@A3 22.05.23</p>			
	<p>Project Address 39 Camel Road, Littleport, Ely, Cambridgeshire, CB6 1PU</p>	<p>Drawing Number Revision 21052D-1100 /</p>			

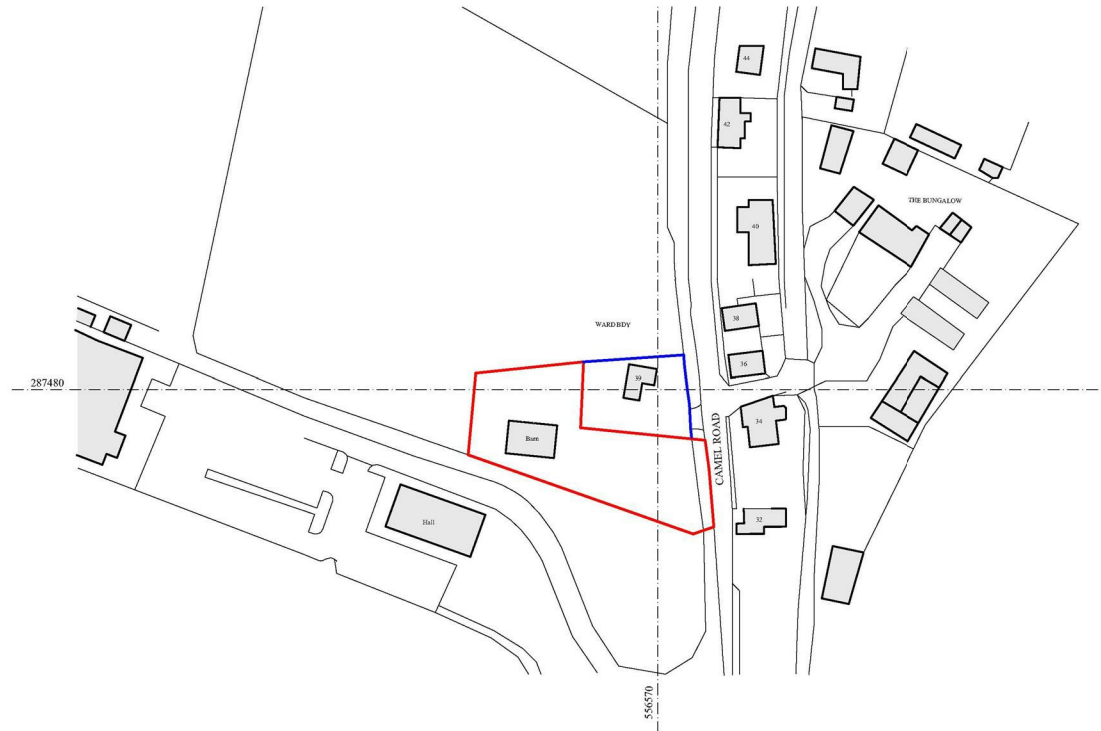




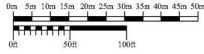
Guide Price £175,000
 Council Tax Band - Exempt
 Local Authority - East Cambs District Council

 Cambridge Building Brokers & Architects Cambridge Haverhill Whittlesley 07546 028771 01480 201554 info@cbba-architects.co.uk www.cbba-architects.co.uk	Stage Planning	Title Proposed First Floor and Roof Plan	Rev. Date Drawn by Drawn on / 23.05.23 GC Planning Issue	 
	Client Name Robey Homes	Scale Date 1:100@A3 22.05.23		
	Project Address 39 Canal Road, Littleport, Ely, Cambridgeshire, CB6 1PU	Drawing Number Revision 21052D-1101 /		



 Cameron Bosque Brookes Architects Cambridge Huntingdon Whitlesey 07548 658 571 01480 301 554 info@cbb-architects.co.uk www.cbb-architects.co.uk	Status Planning	Title Existing Site Plan	Rev / Date / 23.05.23	Drawn by GC	Description Planning Issue	 
	Client Name Robey Homes	Scale 1:250@A3	Date 22.05.23			
	Project Address 39 Camel Road, Littleport, Ely, Cambridgeshire, CB6 1PU	Drawing Number 21052D-0001	Revision /			
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	Client Name Robey Homes	Scale 1:1250@A3	Date 22.05.23				
	Project Address 39 Camel Road, Littleport, Ely, Cambridgeshire, CB6 1PU	Drawing Number 21052D-0000	Revision /			General Notes Do not scale from this drawing, apart from Town Planning purposes. Work to figure dimensions only. This drawing is the property of Cameron Bosque Brookes Architects Limited and copyright is reserved by them. This drawing is issued on the basis that it is not original, used or derived by or to any third parties without the prior written consent of Cameron Bosque Brookes Architects Limited. The drawing representative of the building or site and attached works. Contractors should carry out their own independent site surveys to confirm dimensions.	



SOFT LANDSCAPING

Planting to be as shown on the drawing unless otherwise agreed with the local planning authority and measured from existing fixed points. Planting to completed subsequent to construction of the main dwelling.

All beds near foundations/paths and edgings will require careful consideration to ensure the area is free from concrete before planting. Please notify the site manager if the area identified is sealed with concrete before planting to determine the impact the planting will have on the concrete.

Plant losses occurring in the first year after planting will be replaced.

The planting will be subject to an annual inspection each summer for the first 5 years to ensure that any dead, dying or diseased plants are removed. Those removed will be replaced with the same size and species as per the planting specification. Management of the overall scheme will incorporate regular reviews to check that the scheme is establishing well and any concerns highlighted and an appropriate professional consulted in order to address any issues.

All Planting to be installed and maintained in accordance with Supplier's Instructions.

Drawing is not for construction / installation, but for Planning Purposes only.

Ground Preparation

Ensure soil of all planting bed is graded to a level 65mm below adjacent grass or paved surfaces. Topsoil sanctioned by the employer for covering and making up of ground shall conform to BS3882:2007 being free from rocks larger than 50mm dia, concrete, all roots, wire, brick unless than 20% clay where applicable. Topsoil covering is to be a minimum of 150mm beneath all grassed/turfed areas, 450mm beneath shrubs and planting 900x900mm to trees.

Planting

All plants to be bushy, healthy disease free stock, not potbound, leggy or spindly. All shrubs will be watered with 20litres per m², trees 25 litres per tree. Shrub planting - All pot grown shrubs to be planted in a 300x300mm prepared pit or one large enough to take the plant's roots without damaging them. Unless specified use pot grown stock, 2-3 litre pot size. Plants to be firmed in well after planting, water well and remove and dead or damaged branches. Tree Planting - All standard trees to be planted in a 900x900 pit, unless specified. Single or double staked as required. Note larger trees to be double staked and double tied. Tree pits to be backfilled with tree and shrub compost and imported topsoil. Firm in and water well. Bare Rooted Shrub / Tree Planting - Plant bare rooted stock between November and March depending on local conditions and availability.

Codes

Please ensure all relevant British standards are followed. Such as all workmanship and materials shall conform to British Standards. General landscaping operations (excluding hard landscaping) BS4128:1989. Trees in relation to construction BS5837:2012 & BS6549:1999 and Planning Specifications Guidelines, Horticultural Trades Association Standards, CPSE 'Plant Handling' Standards & COSHH Regulations.

Paths/paths

Patio area to fall away from the dwelling. Adequate surface water run off is required at a minimum fall of 1 in 80.

Spacing of Hedges

New Hedges to be planted with min 60cm max 100cm apart

Timing

Planting will be carried out in the next available planting season after completion of the construction works

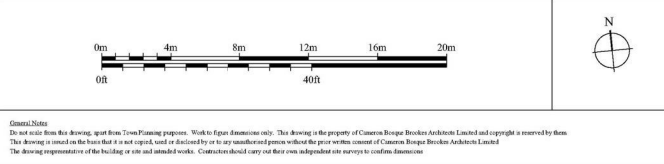
Specifications

- T1 - Fuji Dwarf Cherry Blossom Tree, 9cm Pot, 30cm, Prunus Kojo-no-Mai, 'Prunus Incisa' Code: TR0387, www.primrose.co.uk
- T2 - Rowan Tree, 9L Pot, 'Sorbus lucygoria' / Mountain Ash Code: TR05079L www.primrose.co.uk
- T3 - Cherry Plum Tree, 18L, 5 Years Old, Half Standard, 'Prunus Cerasifera Pissardii', 2.1m, Code: TR062718L, www.primrose.co.uk
- T4 - Dissectum Acer Tree, 7.5L Pot, 40-60cm, 'Acer Palmatum', Code: TR070575L, www.primrose.co.uk
- T5 - Crabapple Tree, 7L Pot, 0.9m, Malus 'Toringo Area', Code: TR1207, www.primrose.co.uk
- T6 - Multistem Amelanchier lamareckii Tree, 9L Pot, Code: TR0133, www.primrose.co.uk
- T7 - Patio Apricot Tree, SJA Semi Vigorous Rootstock, 'Flavorcoat' 4.5L Pot, 0.8-1.3m, Code: TR04754, 5L, www.primrose.co.uk
- T8 - Ribston Pippin Dual Purpose Apple Tree / MM106 Semi Vigorous Rootstock, 'Malus domestica' 1.5m high bare root, Code: TR04754, 5L, www.primrose.co.uk
- B1 - New Bushes, English Yew, (Taxus baccata) 30m2 Area, 45m run. Box, 40/60cm 2L pot, 3 to 5 per metre density, www.besthedgehog.co.uk or similar
- S1 - New Shrubs 3.5m2 Area, 3.5m run. A mix of English lavender 'Hidcote' 2L pot, Canon Went 'Lanaria purpurea' seeds and Hyssop 'Hysopus officinalis' 9cm pot, 3 to 5 per metre density, www.primrose.co.uk

* To ensure the site remains fully accessible following development, any fencing should be fitted with hedgehog access holes at their base. These need to be a minimum of 13cm in diameter (which is too small for most pets to pass through) and located every 10m. These can simply be a hole of the appropriate size cut into the base of the fence and kept open



Status Planning	Title Proposed Site Plan	Rev /	Date 23.05.23	Drawn by GC	Description Planning Issue
Client Name Robey Homes	Scale 1:250@A3	Date 22.05.23			
Project Address 39 Camel Road, Littleport, Ely, Cambridgeshire, CB6 1PU	Drawing Number 21052D-1001	Revision /			



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.

