



White Horse Lane, Little Downham, CB6 2TL

**CHEFFINS**

# White Horse Lane

Little Downham,  
CB6 2TL

A superb opportunity to purchase a single building plot situated in a quiet lane close to the popular nature reserve and countryside walks. The plot has detailed planning consent for a 3 bedroomed house of 1,362 square feet with garage and gardens.

## LOCATION

Little Downham is a village situated approximately 2 miles from the Cathedral City of Ely. Little Downham has a range of village amenities including nursery and primary school, 2 public houses/restaurant and a convenience store. There are a full range of shopping, schooling, sporting facilities etc. at Ely. Ely has a mainline rail service to London via Cambridge (approximately 15 miles).



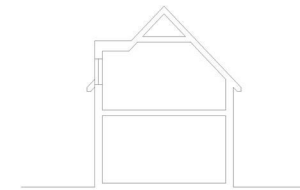
Guide Price £250,000



FRONT ELEVATION



SIDE ELEVATION



SECTION



SIDE ELEVATION



REAR ELEVATION

1. DRAWINGS MUST NOT BE SCALED. WORK ONLY TO FIGURED DIMENSIONS.
2. CHECK ALL DIMENSIONS ON SITE BEFORE ORDERING MATERIALS OR FIXING WORK IN HAND.
3. DIMENSIONS MUST BE VERIFIED ON SITE BEFORE PREPARATION OF SHOP DRAWINGS.
4. SHOP DRAWINGS OF MANUFACTURED ITEMS MUST BE APPROVED BY THE ARCHITECTS BEFORE WORK IS PUT IN PLACE.
5. THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.

No. | Rev | CLIENT

PROJECT  
PROPOSED REDEVELOPMENT OF LAND  
AT 51 CANNON STREET  
LITTLE DOWNHAM  
TITLE  
PLOT 5  
PROPOSED ELEVATIONS

DRAWING STATUS  
PLANNING

DRAWN SP CHECKED CS

SCALE 1:100 @ A2

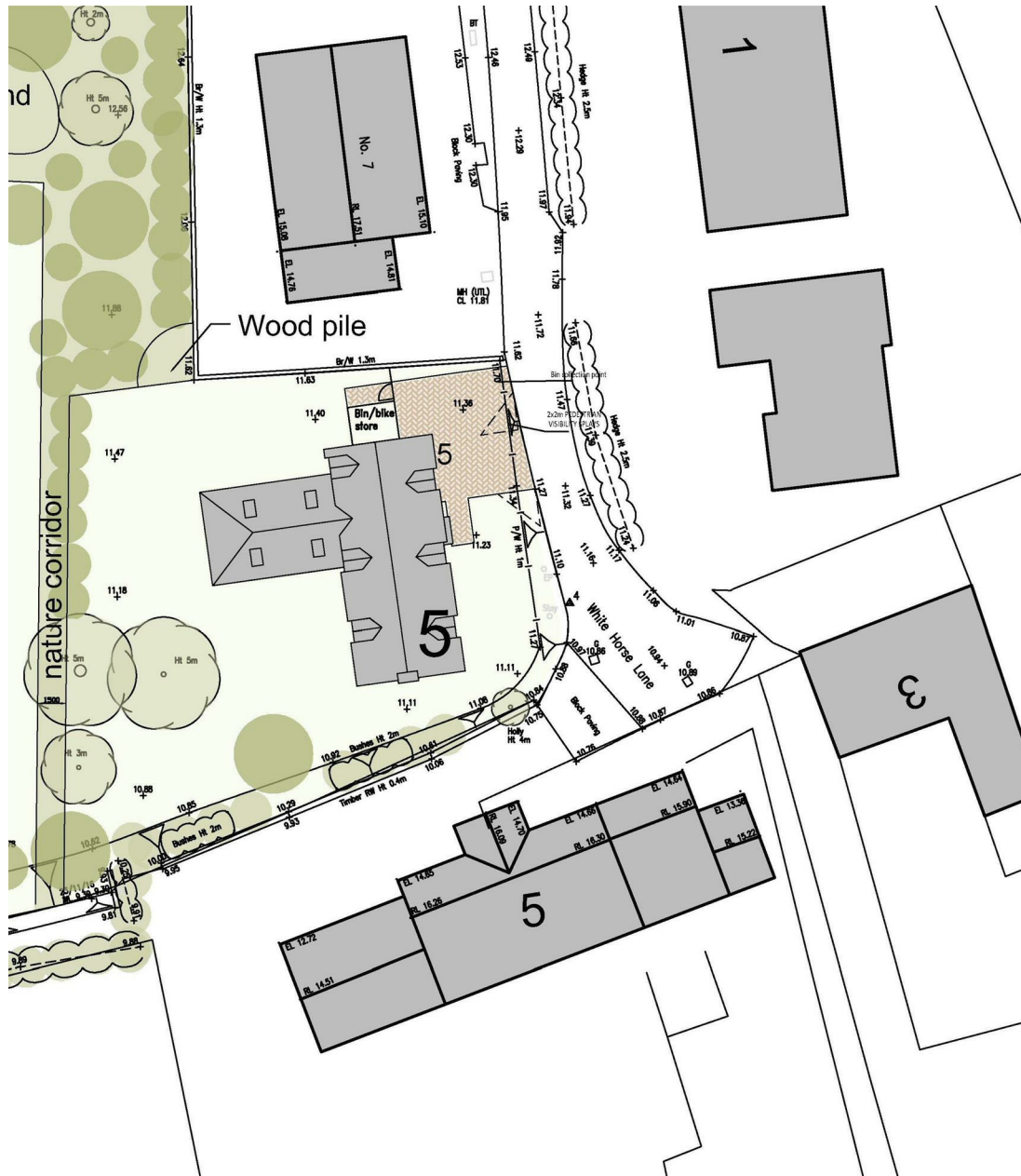
DATE JULY 2020

4 BELMONT PLACE  
CAMBRIDGE  
CB1 1EP

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W: www.piparchitecture.co.uk  
E: info@piparchitecture.co.uk

JOB NO. DRAWING NUMBER REV





## PLANNING PERMISSION

Planning permission was granted on 5th September 2019 by East Cambs District Council with a reference number of 19/00544/FUL. The vendors inform us that all pre-commencement conditions are discharged, District Licensing with Natural England is in place, building regs submitted for the plot and first inspection undertaken.

Once built the property will comprise entrance hall, cloakroom, utility, spacious kitchen/dining room, lounge, three bedrooms (one with ensuite) and bathroom. There will be a garage, driveway and gardens. The square footage will be 1,362 excluding the garage.

## SERVICES

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

## VIEWING ARRANGEMENTS

Direct to site.

## AGENT NOTES

Tenure - Freehold

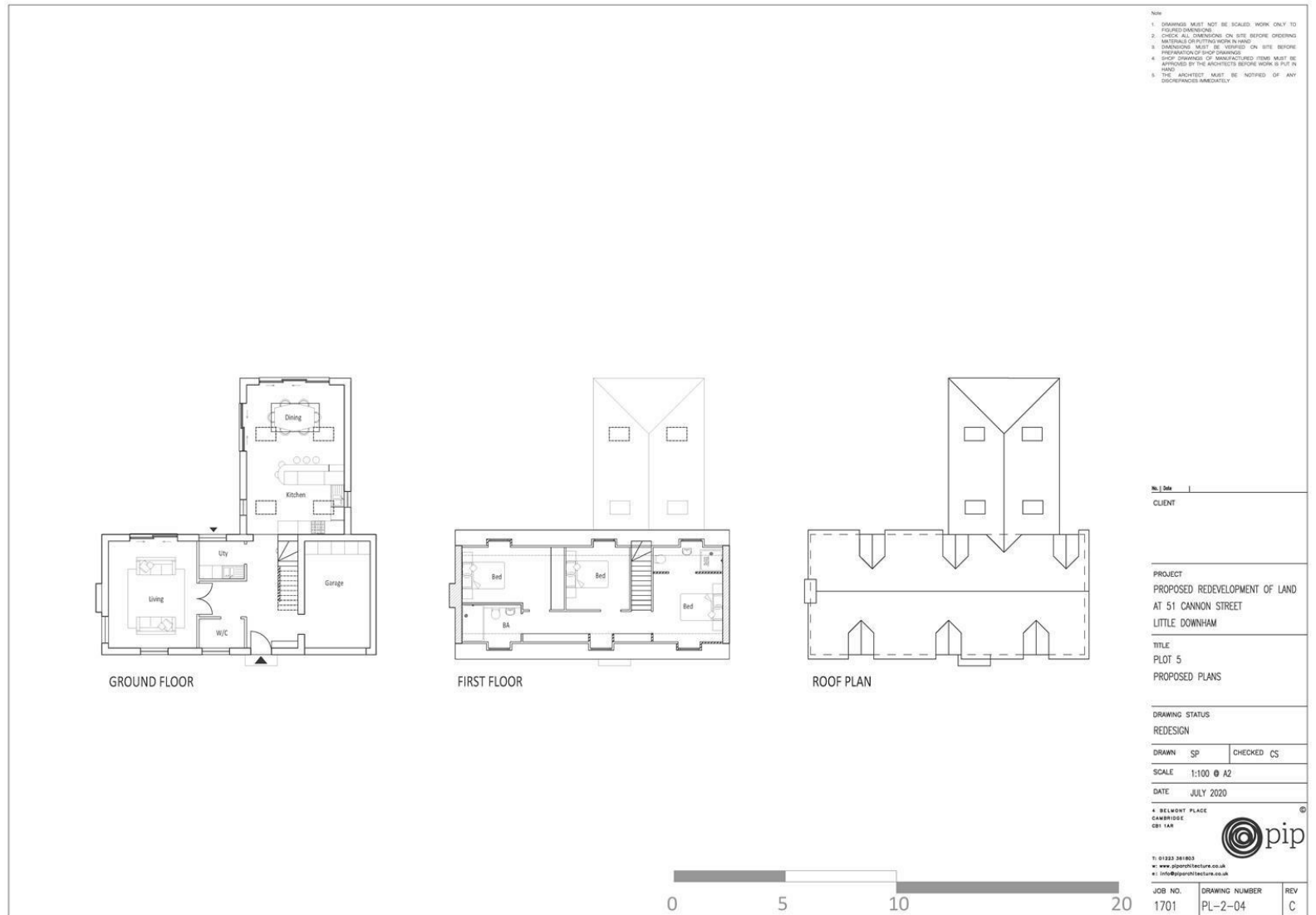
Broadband - According to ofcom.org.uk, Standard (17 Mbps), Superfast (80 Mbps) and Ultrafast (1000 Mbps) broadband are available in the area. Maximum download speeds quoted in brackets.

Mobile Signal/Coverage - According to ofcom.org.uk, mobile voice coverage is likely for two out of four of the main providers.

The vendors have paid the first portion of the CIL payment.

The photograph of the plot shows the land being sold together with land to the rear which is not included. Please refer to the plan shown within our sales particulars for guidance.

Guide Price £250,000  
 Tenure - Freehold  
 Council Tax Band - Exempt  
 Local Authority - East Cambs  
 District Council



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.

