



The Row, Sutton, CB6 2PD

**CHEFFINS**



## The Row

Sutton,  
CB6 2PD

- Residential Development Opportunity
- Outline Planning Consent for 2 Dwellings
- Approx. 1/3rd of an Acre (sts)
- Popular Village Location

An excellent opportunity to purchase a development site of approximately 1/3rd of an acre (sts) with outline planning consent for the erection of 2 dwellings, situated within a highly regarded part of the village.

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**Guide Price £250,000**





## LOCATION

Sutton provides a range of day to day shopping facilities with a primary school and a range of village amenities. Sutton is approximately 6 miles west of Ely on the A142. Ely provides a full range of shopping, schooling and sporting facilities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants with a mainline rail service via Cambridge (15 miles) to London.

**PLANNING**

Outline planning consent was granted on the 26th March 2025 by East Cambridgeshire District Council with a planning reference number of 24/01345/OUT. The planning consent allowed for the erection of 2 dwellings. Copies of the planning documents are available from Cheffins' Ely Office or East Cambridgeshire District Council's website.

The consent allows for the construction of one dwelling which shall not exceed 730 square feet footprint, 2.45 metres eaves height and 4.8 metres ridge height. The consent allows for a separate property which shall not exceed 1,000 square feet footprint, 2.45 metres eaves height and 4.8 metres ridge height.

**THE SITE**

The site is accessed directly from The Row and is approximately 1/3rd of an acre (subject to survey) in size.

**SERVICES**

Mains water, gas and electricity are available within The Row and purchasers should make their own investigations into the location and suitability of these services.

**AGENTS NOTES**

The purchasers will be responsible for payment of the Community Infrastructure Levy.

**MATERIAL INFORMATION**

Tenure - Freehold

Broadband Availability - according to Ofcom.org.uk, standard (14 Mbps), super fast (43 Mbps) and ultra fast (1800 Mbps) is available within the area

Mobile Phone Coverage - according to Ofcom.org.uk there is limited availability within the area for EE, Three, O2 and Vodafone.

**VIEWING**

Direct to site.





| DRAWING REVISIONS |          |  |
|-------------------|----------|--|
| Rev               | Date     | Details  |
| A                 | 06/10/22 | Pedestrian and vehicular visibility splays added |

**MWS Architectural Ltd**  
ARCHITECTURAL CONSULTANT  
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Project:  
**PROPOSED NEW DWELLINGS  
LAND ADJACNET TO 44 THE ROW  
SUTTON CAMBRIDGESHIRE**

Drawing:  
**Parameters Plan**

Drawing File Location:  
DRAWING-FILE-LOCATION

Drawn by: MWS      Scale: 1:500\_A3      Date: 01-07-22

This drawing is © copyright protected.  
All dimensions to be checked on site.  
Any discrepancies to be reported to  
the Architect immediately.  
This drawing should not be scaled.

Drawing no: **391/P/01**      Revision **A**

- KEY:
- PLOT 1
  - PLOT 2
  - ACCESS DRIVE
  - RETAINED TREES AND HEDGES
  - TREES TO BE REMOVED

| DWELLING SCHEDULE |                |                          |              |              |
|-------------------|----------------|--------------------------|--------------|--------------|
|                   | Dwelling Sq Ft | Grd Floor Finished Level | Eaves Height | Ridge Height |
| PLOT 1            | 1000           | 14.20                    | 2.45m        | 4.8m         |
| PLOT 2            | 730            | 11.90                    | 2.45m        | 4.8m         |



Guide Price £250,000

Tenure – Freehold

Council Tax Band – Exempt

Local Authority – East Cambs District Council

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://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.



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