



### 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.



## **CHEFFINS**



### **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.

Promap LANDMARK INFORMATIO

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# **CHEFFINS**

#### **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

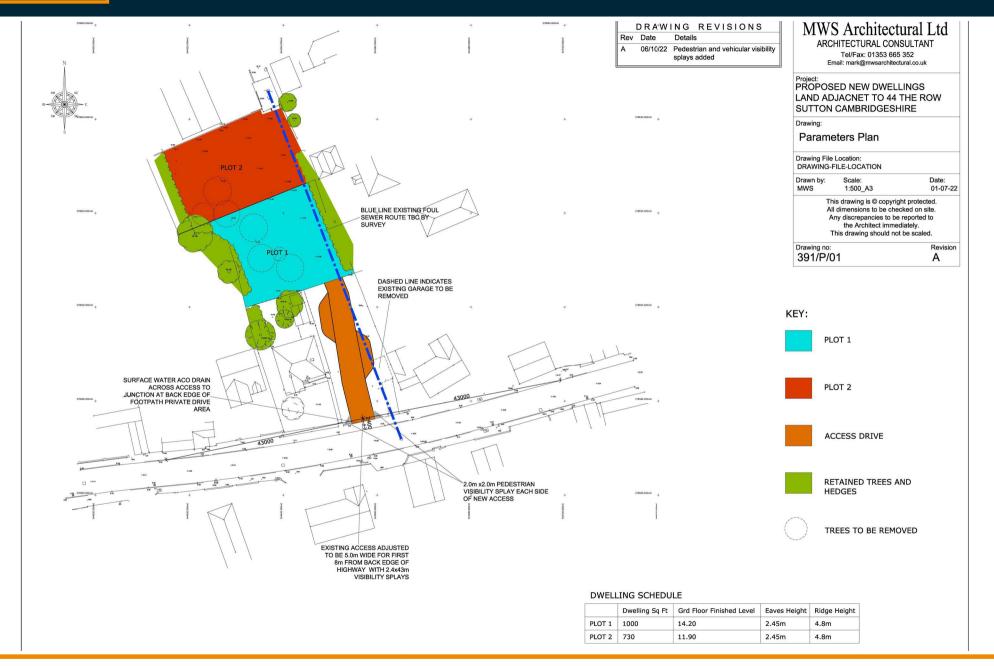
Broadband Availability - according to Ofcom.org.uk, standard (14 Mbps), super fast (43 Mbps) and ultra fast (1800 Mbps) is available within the area

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.





Cambridge | Ely | Haverhill | Newmarket | Saffron Walden | London cheffins.co.uk



Guide Price £235,000 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: <a href="https://www.gov.uk/stamp-duty-land-tax">https://www.gov.uk/stamp-duty-land-tax</a>.

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

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