



Great Fen Road, Soham, CB7 5UQ

**CHEFFINS**



## Great Fen Road

Soham,  
CB7 5UQ

- Single Building Plot
- Plot & Approx 2 Acres to Rear (STS)
- Planning Consent for Approx 1,800 Sq Ft Dwelling & Garage
- Open Views to Front & Rear
- Freehold

A superb single building plot with approximately 2 acre (sts) grass field to the rear with planning consent for a 2-storey dwelling of approximately 1,800 square feet.

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**Guide Price £295,000**







## LOCATION

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Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A.14 trunk road is available at Newmarket and this in turn leads into the M.11 and the main motorway system. Soham railway station operates on the Ipswich to Peterborough line with options to travel to Ely (with its connections to Cambridge and London), March, Peterborough, Bury St Edmunds, Stowmarket and Ipswich. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

**PLANNING**

Planning consent was granted on the 18th December 2018 for the construction of a 2-storey residential dwelling with garaging, parking, access and associated site works under reference number of 18/01268/OUT.

The vendors made a further application in respect of the reserved matters for appearance, landscaping and layout (reference number 20/00241/RMA) which was permitted on the 30th December 2020.

A further application to discharge condition 3 (materials) with a reference number of 20/00241/DISA was submitted and decided on the 1st February 2021.

An additional application was then made to discharge condition 6 (bio diversity), 7 (hard landscaping) and 10 (access) with a reference number of 18/01268/DISA, decided on the 2nd November 2021.

Once built the property will comprise on the ground floor, entrance hall, utility, cloakroom, kitchen/breakfast room, dining

room and sitting room. On the first floor there will be 3 double bedrooms, 1 ensuite and family bathroom. Outside there will be a single garage. The square footage will amount to just under 1,800.

The vendor informs us they commenced work prior to the planning consent expiring in the form of excavating part of the foundations which was inspected by East Cambs District Council (ECDC) Building Control. This has been confirmed by ECDC.

**THE SITE**

The site is located in a semi rural location providing easy access to Soham, Ely, Newmarket and the A14.

**SERVICES**

Mains water and electricity are available within Great Fen Road.

**AGENTS NOTES**

The purchaser will be responsible for paying the Community Infrastructure Levy (CIL) should it be applicable .

The purchaser will be responsible for

erecting a post and rail fence along the southern and northern boundaries of the grass field within 8 weeks of completion of the sale.

Broadband – according to ofcom.org.uk, standard and ultrafast broadband is available within the area.

Mobile Signal/Coverage – according to ofcom.org.uk, there is limited coverage for EE, Vodafone, Three and O2

Flood risk – low risk of flooding from rivers.

**VIEWING**

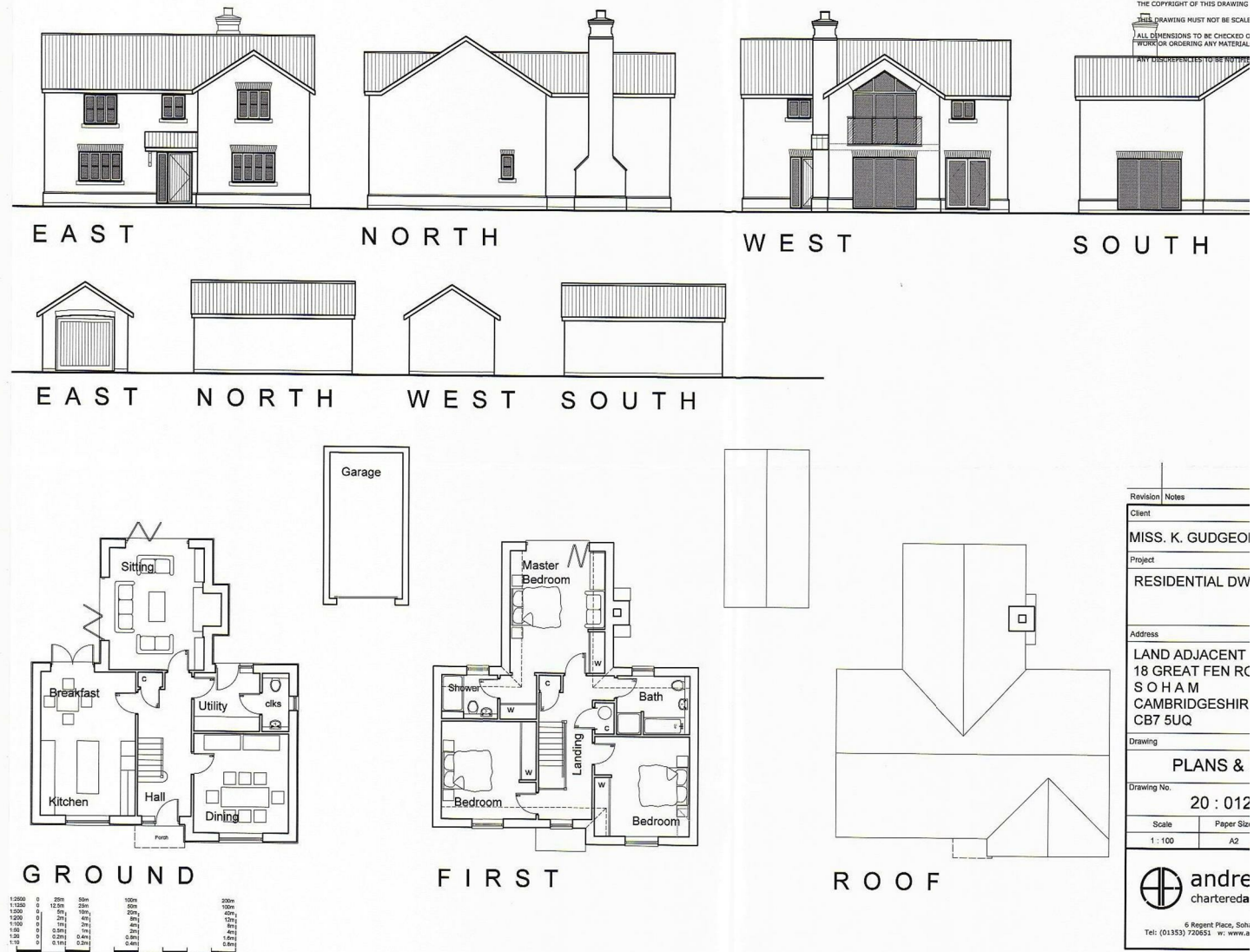
Strictly by appointment with our Ely Office.

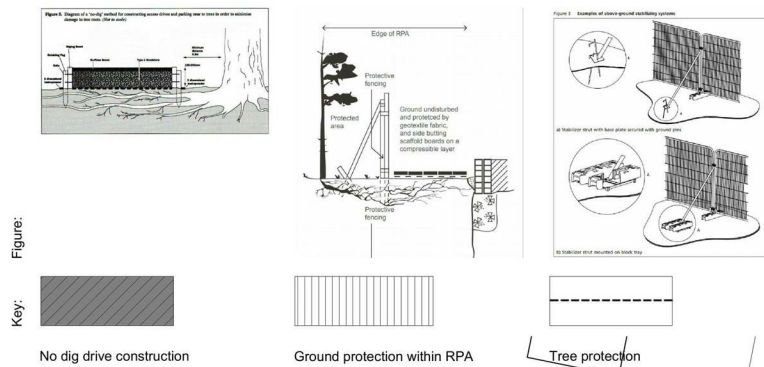






Guide Price £295,000  
 Tenure - Freehold  
 Council Tax Band - New Build  
 Local Authority - East Cambs District Council

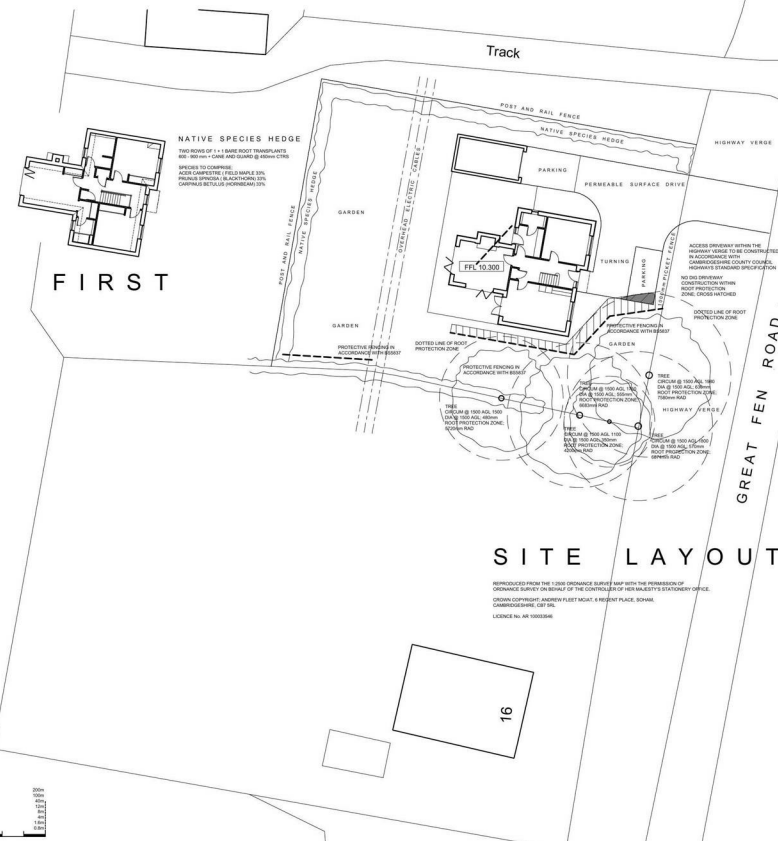




No dig drive construction

Ground protection within RPA

Tree protection



L O C A T I O N

Scale ; 1 : 1250

REPRODUCED FROM THE 1:2500 ORDNANCE SURVEY MAP WITH THE PERMISSION OF  
ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE  
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NOTES:

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COMMENCING WORK OR ORDERING ANY MATERIALS.  
ANY DISCREPANCIES TO BE NOTIFIED IMMEDIATELY.

C	HEDGE DETAILS ADDED	APV		
B	TREE PROTECTION AND NO DIG DRIVEWAY CONSTRUCTION DETAILS ADDED	APV		
A	TREES INDICATED WITH ROOT PROTECTION ZONES DWELLINGS REPOSITIONED TO RESPECT ROOT PROTECTION ZONES	6 JUN 2020 APV		
Revision	Notes	Date	Drawn	Checked

MISS K. GUDGEON & A. BOHANNAN ESQ

Project  
RESIDENTIAL DWELLING AND GARAGE

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Address  
LAND ADJACENT

18 GREAT FEN ROAD  
SOHAM  
CAMBRIDGESHIRE

CAMBRIDGESHIRE  
CB7 5UQ

as PROPOSED

Drawing No.	20 : 012 - 1	Revision	C
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Scale	Paper Size	Drawn	Checked
1 : 200	A1	APF	

 andrew**fleet**mciat

6 Regent Place, Soham, Ely, Cambridgeshire, CB7 5RL

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**Promap**  
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Plotted Scale - 1:1250. Paper Size - A3

**CHEFFINS**

**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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