



Great Fen Road, Soham, CB7 5UQ

CHEFFINS

Great Fen Road

Soham,
CB7 5UQ

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

A superb 0.39 acre single building plot with approximately 2 acre (STS) grass field to rear with planning consent for a 2-storey dwelling of approximately 1,800 square feet.

 null  null  null

Guide Price £275,000





LOCATION

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

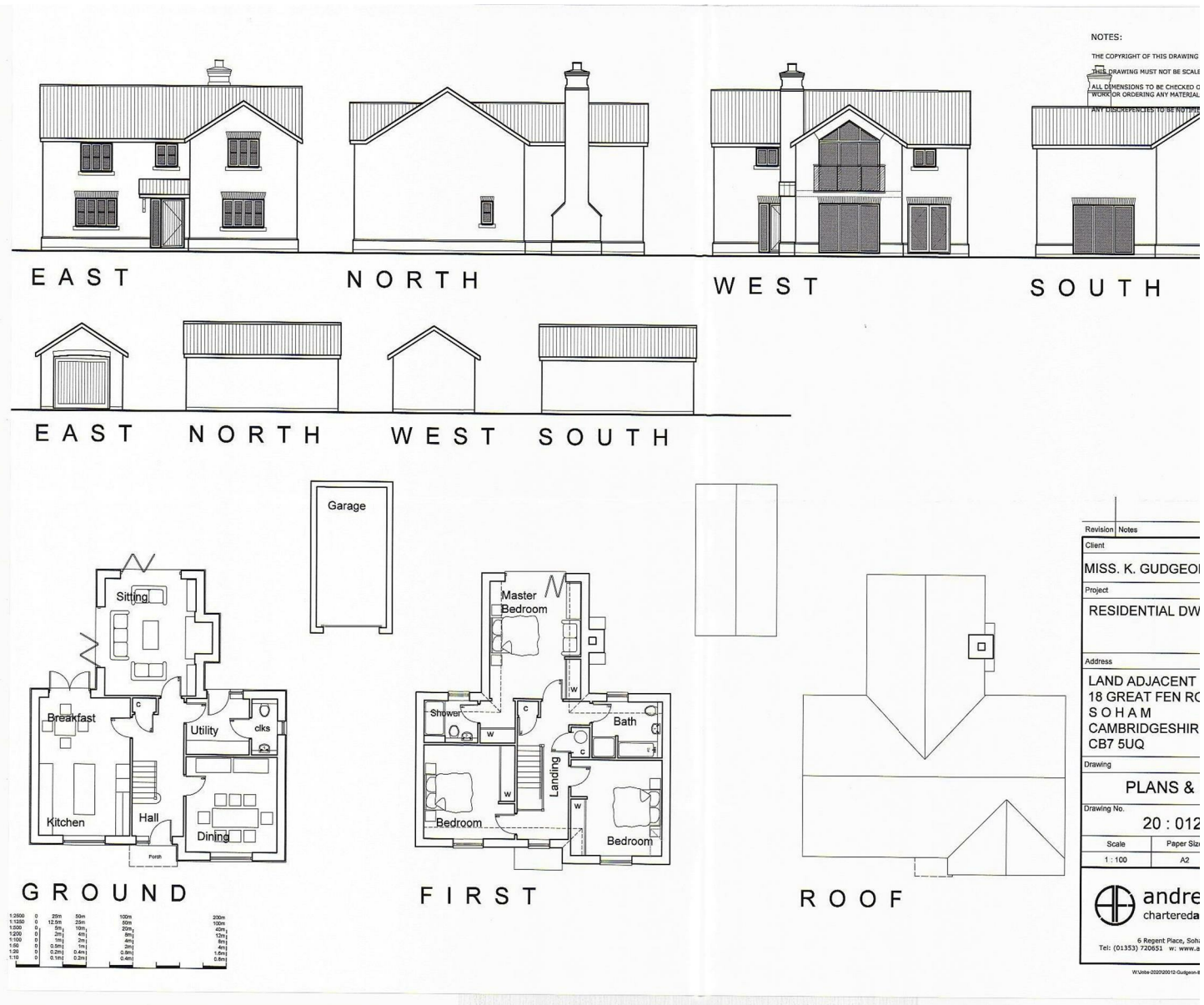
Flood risk – low risk of flooding from rivers.

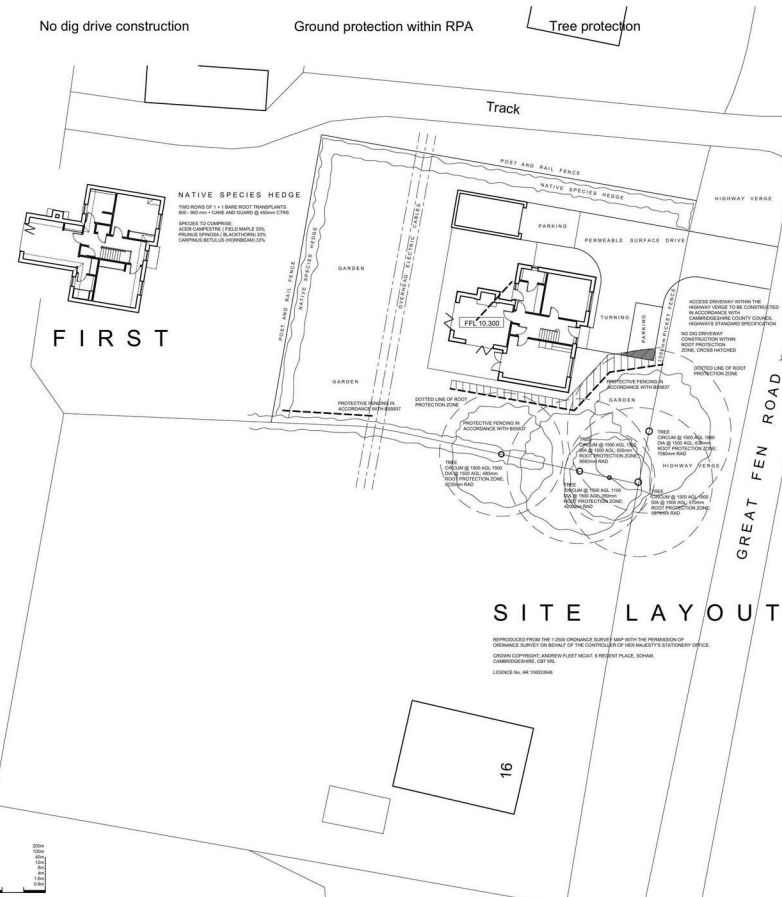
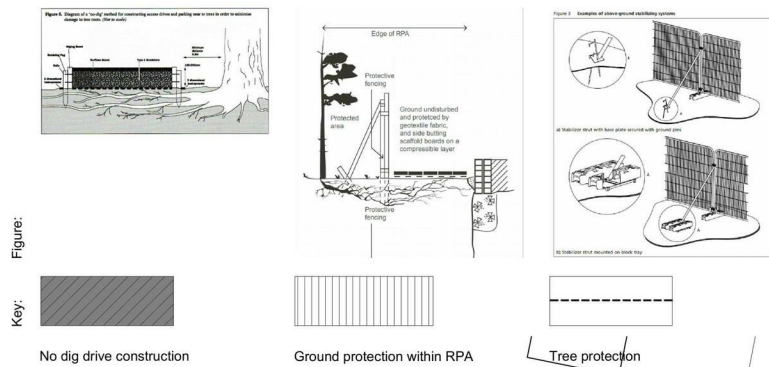
VIEWING

Strictly by appointment with our Ely Office.



Guide Price £275,000
Tenure - Freehold
Council Tax Band - New Build
Local Authority - East Cambs District Council





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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CAMBRIDGESHIRE, CB7 5PL

LICENCE No. AR 100033548

NOTES:

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THIS DRAWING MUST NOT BE SCALED

ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING WORK OR ORDERING ANY MATERIALS.

ANY DISCREPANCIES TO BE NOTIFIED IMMEDIATELY.

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

Client	MISS K. GUDGEON & A. BOHANNAN ESQ.
Project	RESIDENTIAL DWELLING AND GARAGE

Address
LAND ADJACENT
18 GREAT FEN ROAD
S O H A M
CAMBRIDGESHIRE
CB7 5UQ

Drawing

as PROPOSED

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



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W. Linka, 2020/2017; Gudrun, Barbara & Dorothea DWS, 2017; Pierron, Ben & det



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Plotted Scale - 1:1250. Paper Size - A3

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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

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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