



Hale Fen Lane, Wardy Hill, CB6 2BU

**CHEFFINS**

# Hale Fen Lane

Wardy Hill,  
CB6 2BU

- Residential Development Site
- Planning Consent for 3 x 4 Bed Houses
- Attractive, Village Location
- Convenient For Ely
- Freehold

An attractive opportunity to purchase a residential development site with planning consent for the construction of 3 x 4 bedroomed detached properties located within a small village convenient for Ely.



£570,000

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CONSTRUCTION TO BE CHECKED BY THE ARCHITECT  
ANY DISCREPANCIES TO BE NOTIFIED IMMEDIATELY

Front Elevations ( Dwelling )

Side Elevations ( Dwelling )

Rear Elevations ( Dwelling )

Side Elevations ( Dwelling )

Ground Floor Plans ( Dwelling )

First Floor Plans ( Dwelling )

Roof Plans ( Dwelling )

Front Elevations ( Double Carport )

Side Elevations ( Double Carport )

Rear Elevations ( Double Carport )

Side Elevations ( Double Carport )

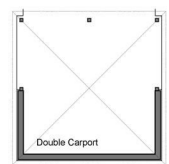
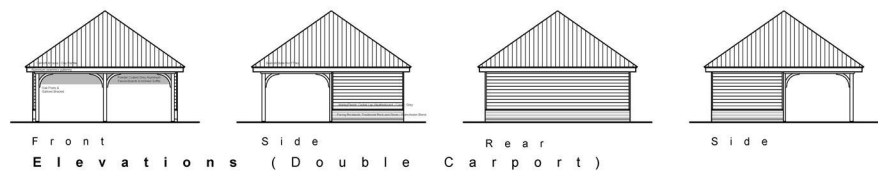
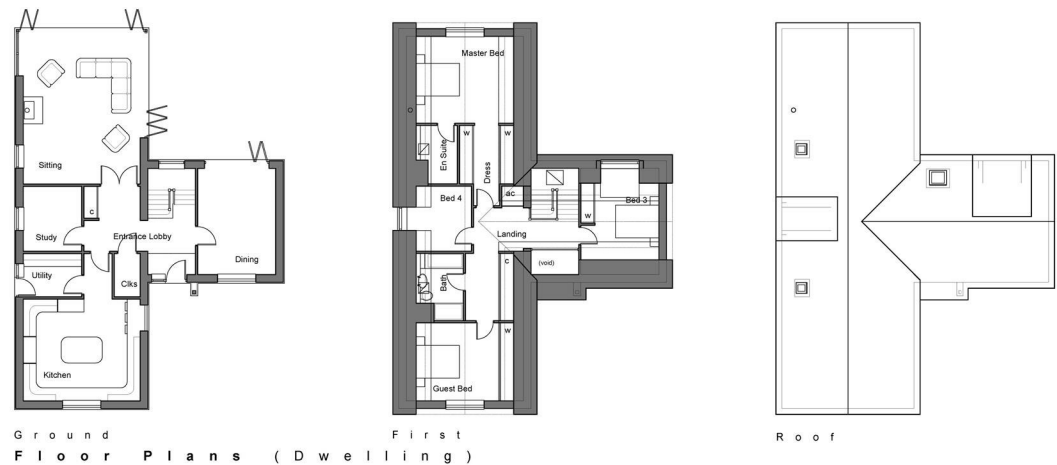
Ground / Roof Floor Plans ( Garage )

PLANNING PORTAL SUBMISSION	14.07.2021	JP	JP
Author	Drawn	Check	Check
Client			
Mr. Julian Palmer			
Project			
Reserved Matters Application (Appearance & Landscaping) following Approval of Outline Application Ref. No. 18/01047/OUT.			
Address			
Land Off, The Green / Hale Fen Lane, Wardy Hill, Ely, CB6 2BU			
Drawing			
Plot 1 - Plans & Elevations			
Drawing No.	21:101-10	Revisions	-
Scale	1:100	Drawn	JP
		Checked	JP

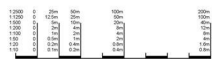
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Ground / Roof  
Floor Plans (Garage)



-	PLANNING PORTAL SUBMISSION	14.07.2021	JP	JP
Revision	Notes	Date	Drawn	Checked
Client	Mr. Julian Palmer			
Project	Reserved Matters Application (Appearance & Landscaping) following Approval of Outline Application Ref. No.18/01047/OUT.			
Address	Land Off, The Green / Hale Fen Lane, Wardy Hill, Ely, CB6 2BU			
Drawing	Plot 2 - Plans & Elevations			
Drawing No.	21:101-20	Revision	-	
Scale	Paper Size	Drawn	Checked	
1 : 100	A1	JP	JP	
 <b>andrewfleetmciat</b> charteredarchitecturaltechnologist				
6 Regent Place, Ipsham, Ely, Cambridgeshire, CB7 5RL. Tel: (01353) 720653. W: www.andrewfleet.co.uk. E: mail@andrewfleet.co.uk				

C:\Users\andrew.fleet\Documents\2021\Drawings\2021\101 - Plot 2\101-20.dwg

**PLANNING**

The original planning consent was granted by East Cambridgeshire District Council on the 22nd November 2018 (reference 18/01047/OUT) for the erection of three detached dwellings with garages and new vehicular accesses.

A Reserved Matters Consent was granted on the 4th March 2022 for the appearance and landscaping of the 3 properties (reference 21/01149/RMA) and on the 15th April 2024 East Cambridgeshire District Council issued as Certificate of Lawfulness of existing use or development with a reference number of 24/00190/CLE.

Once built the properties at plots 1 and 2 will consist of 224 square metres (2,410 square feet) of accommodation and plot 3 will be 284 square metres (3,057 square feet) .

**AGENTS NOTE**

The purchaser will be responsible for the payment of the Community Infrastructure Levy (CIL) applicable.

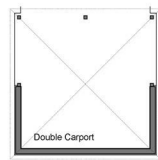
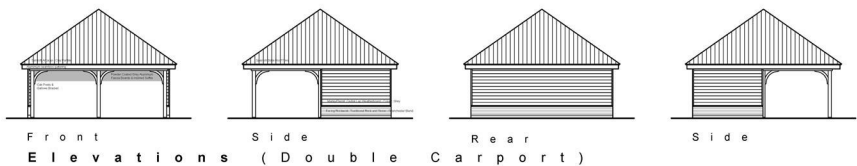
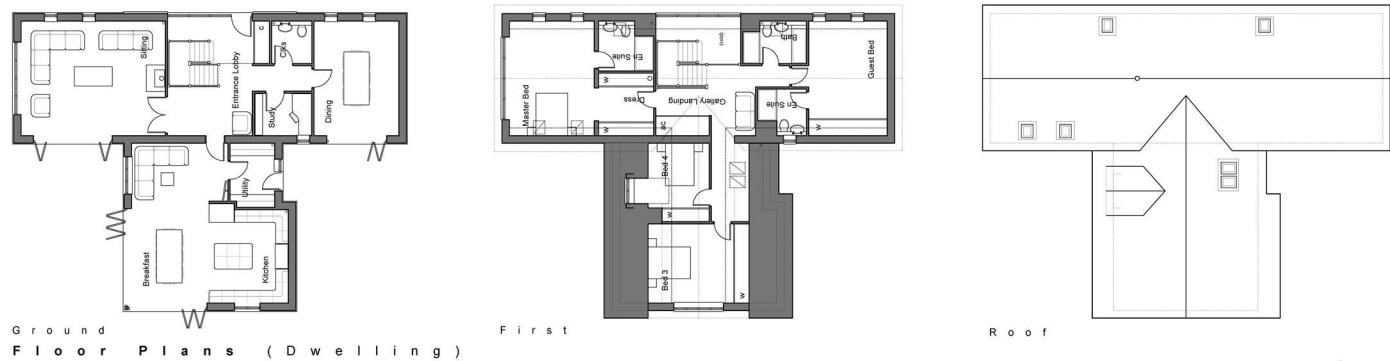
The vendors may consider selling the three plots individually.

**TENURE**

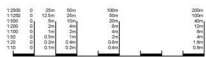
Freehold

**VIEWING ARRANGEMENTS**

Direct to site



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Revision	Notes		Date	Drawn	Checked
Client					
Mr. Julian Palmer					
Project					
Reserved Matters Application (Appearance & Landscaping) following Approval of Outline Application Ref. No.18/01047/OUT.					
Address					
Land Off, The Green / Hale Fen Lane, Wardy Hill, Ely, CB6 2BU					
Drawing					
Plot 3 - Plans & Elevations					
Drawing No.	21:101-30			Revision	-
Scale	Paper Size	Drawn	Checked		
1:100	A1	JP	JP		
<div><div></div><div><div><b>andrewfleetmciat</b></div><div>chartered<b>architectural</b>technologist</div></div></div> <div><div><div>8 Regent Place, Soham, Ely, Cambridgeshire, CB7 9PL,</div><div>Tel: (01353) 729551 or <a href="http://www.andrewfleet.co.uk">www.andrewfleet.co.uk</a> or <a href="mailto:info@andrewfleet.co.uk">info@andrewfleet.co.uk</a></div></div></div>					





£570,000  
Tenure - Freehold  
Council Tax Band - Exempt  
Local Authority - East  
Cambs District Council

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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.

