



High Street, CB8 9RH



## High Street

Cheveley,  
CB8 9RH

A rare opportunity to acquire a superb building plot of approximately 0.3 acre (sts) with detailed planning permission for the demolition of an existing cottage and the replacement with an elegant 3 storey detached property. The site is located close to the village amenities with access to village store, The Red Lion pub and nearby primary school. East Cambridgeshire District Council Planning Reference 22/00588/FUL granted on 18th November 2022.

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### LOCATION

CHEVELEY lies just 3 miles from Newmarket & 16 miles from Cambridge. There is a regular bus service, a primary school, post office & general store.

## Guide Price £450,000



**LOCATION**

The site is attractively situated close to the village stores and The Red Lion public house in a sought after position within the village. Consent has been granted for the demolition of the derelict cottage and to be replaced by an individual 3 storey detached house of approximately 260 sq m and with a double cart lodge to the rear.

**PLANNING**

Detailed Planning consent has been granted by East Cambridgeshire District Council for the demolition of the existing cottage and the construction of the detached house. Planning Reference 22/00588/FUL.

**SERVICES**

Mains water, electricity and drainage are located nearby. Prospective purchasers are advised to contact the respective statutory authorities to confirm the position, capacity and adequacy of such services.

**VIEWING**

To the site by appointment through the sole agents Cheffins.

**AGENTS NOTE**

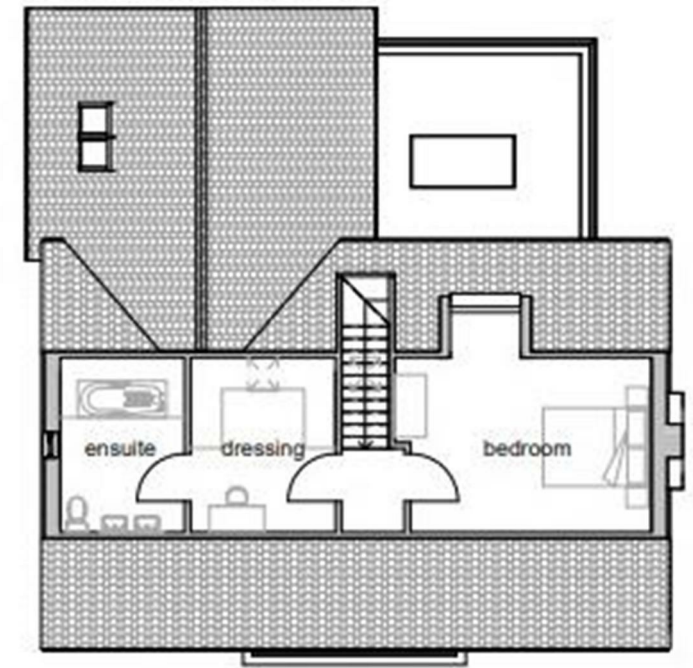
Please note that care is to be taken on a viewing due to the derelict construction of the existing cottage and the overgrown plot.



ground floor plan



first floor plan



second floor plan

Guide Price £450,000

Tenure - Freehold

Council Tax Band - N/A

Local Authority - East Cambridgeshire

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk



Home Protection  
PROTECTED



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.