



Ironbridge Path, Fordham, CB7 5LJ

**CHEFFINS**

# Ironbridge Path

Fordham,  
CB7 5LJ

A single building plot with provision for the construction of a 3 storey 5 bedroom detached house with a single garage, attractively situated in a popular non-estate location backing onto fields. Detailed planning permission has been granted by East Cambridgeshire District Council planning application reference 22/00818/VAR.

**Guide Price £250,000**



F r o n t



S i d e



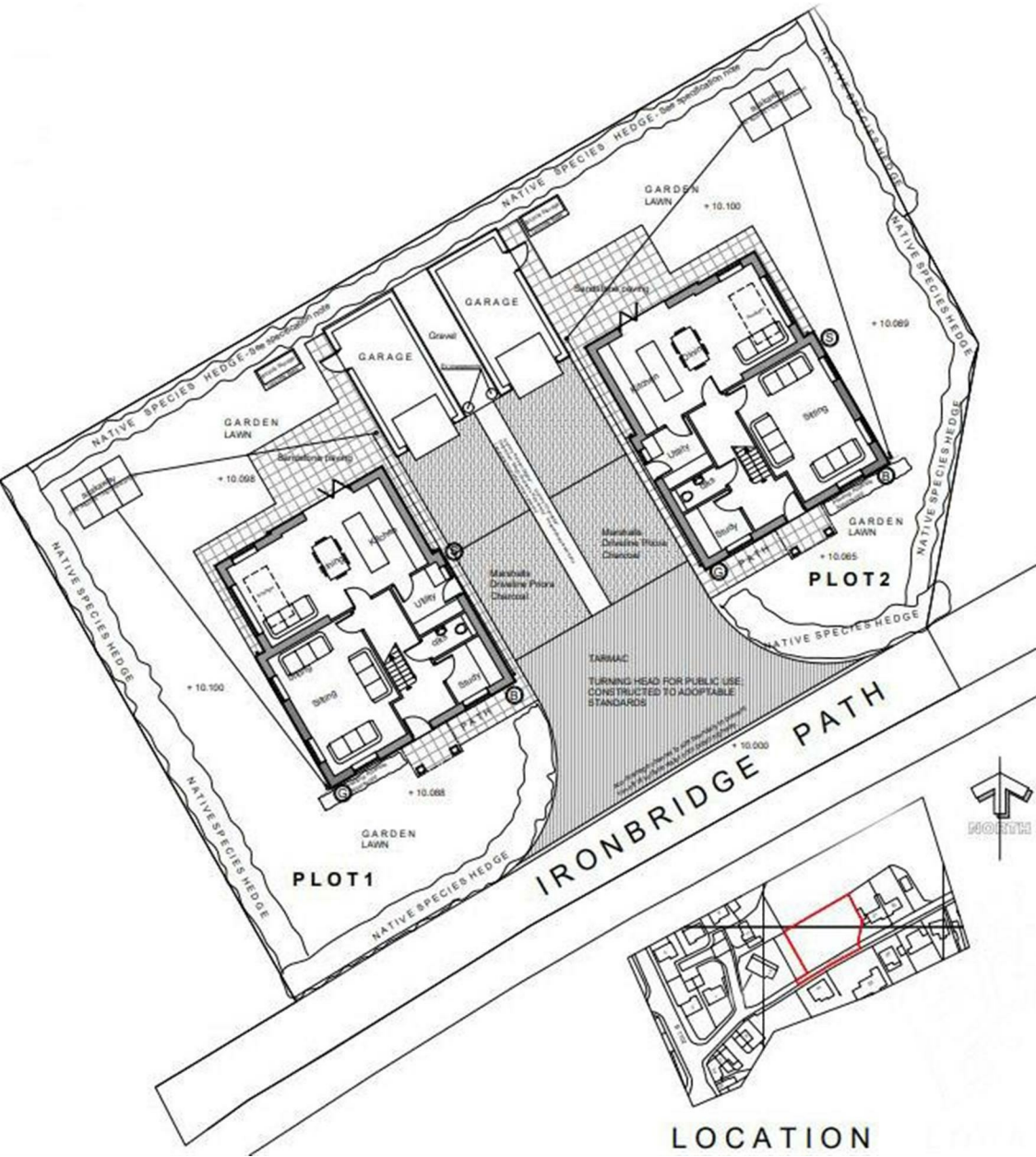
R e a r



S i d e

## LOCATION

FORDHAM is a popular village located midway between Newmarket and Ely offering good access to the A14 (3 miles)/M11 for Cambridge (15 miles) and rail links via Ely station to Cambridge and London. The village amenities include a highly rated primary school, local convenience stores, a church, public houses and restaurants, a garage and 2 garden centres.



## LOCATION

The plot is attractively situated off Ironbridge Path which is an un-adopted road set back from Market Street and with pedestrian access via a footpath to the centre of the village. The site adjoins a field to the rear with an attractive aspect.

## PLANNING PERMISSION

Detailed planning Permission has been granted by East Cambridgeshire District Council dated 17th November 2022, application reference 22/00818/VAR.

## SERVICES

Services including mains gas, water and drainage are location nearby. An existing electric supply and a mains water supply has been provided to the plot. Potential purchasers are advised to contact the respective statutory authorities to confirm the position, capacity and adequacy of such services.

## VIEWING

Viewing is direct to site by appointment through the sole agency Cheffins.

## AGENTS NOTE

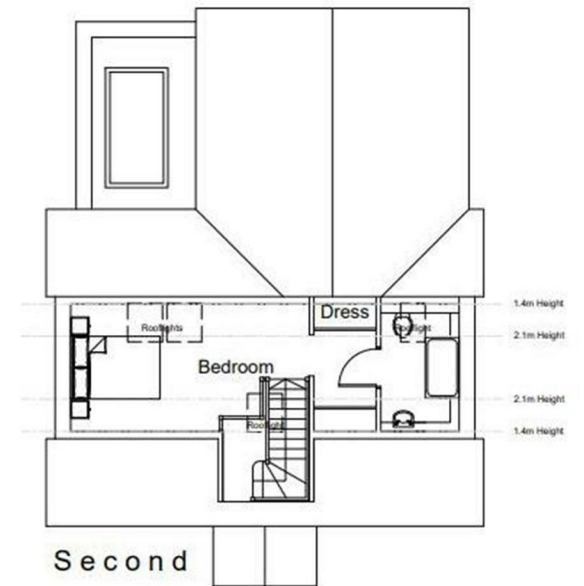
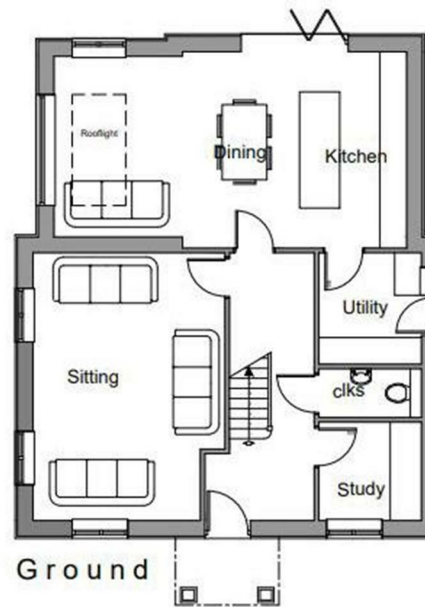
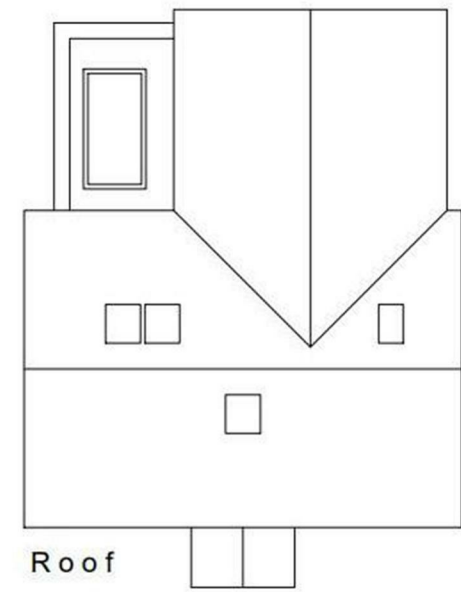
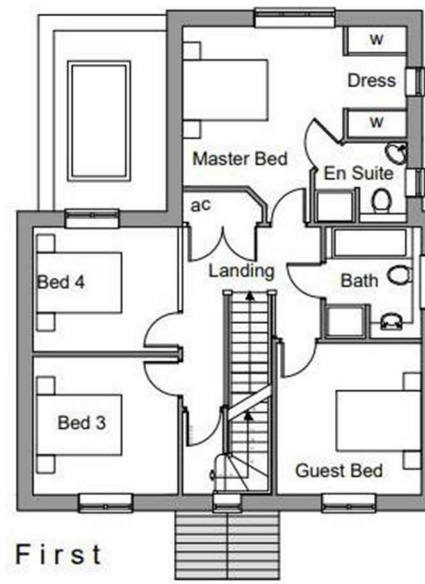
An adjoining plot with planning permission for a mirrored dwelling may be available for purchase subject to an agreement on price. Further details are available from the agent.

## Sales Agents Notes

Tenure - Freehold  
 Council Tax Band - N/A  
 Property Type - Building Plot  
 Number & Types of Room - Please refer to the proposed floorplan

## Utilities / Services

Electric Supply - Mains Available  
 Water Supply - Mains Available  
 Sewerage - Mains Available  
 Broadband Connected - No  
 Broadband Type - Standard Broadband (Up to 24 Mbps download speed), Superfast Broadband (67-80 Mbps download speed), GFast Broadband (116-210 Mbps download speed), Ultrafast Full Fibre Broadband (Up to 1800 Mbps download speed)  
 Mobile Signal/Coverage - Likely with EE, O2 and Vodafone



Guide Price £250,000

Tenure - Freehold

Council Tax Band - N/A

Local Authority - East Cambridgeshire



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

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.