Building Plot 42, Great Fen Road, Soham

Soham

RICHARD BOOTH
ESTATE AGENTS

£250,000

Building Plot 42, Great Fen Road

Soham

A rare opportunity to purchase a superb building plot of approximately 1.1 acres (sts) with detailed planning consent.

The plot is ideally located for Soham and Ely and the planning consent allows for the demolition of the existing cottage and construction of a new 2-storey dwelling of approximately 2.88 square metres which will comprise entrance hall, study, shower, family room, utility, sitting room, open plan kitchen/dining/snug and pantry, together with 4 double bedrooms (2 with ensuites) and family bathroom.

The property will also have a car port and paddock to the rear.

Tenure: Freehold

- Superb Building Plot of Approximately 1.1 Acres (STS)
- Demolition of the Existing Cottage & Construction of a New 2-Storey dwelling of Approx 288 Sq M
- Permission for 4 Double Bedroomed Detached House
- Popular Location Convenient for Soham & Ely

PLANNING

Planning consent was granted on the 6th August 2026 for the demolition of the existing dwelling and outbuildings to be replaced with a new dwelling and single car port. Creation of new access, parking area and all associated site works. The planning consent was granted by East Cambs District Council with a reference number of: 26/00445/FUL, a copy of the planning consent and accompanying plans are available from our Agency or directly from the Planning Portal of East Cambs District Council. Once built the property will comprise approximately 288 square metres of accommodation comprising on the ground floor, entrance lobby, study, family room, shower room, utility, sitting room, open plan kitchen/dining/snug and pantry, whilst on the first floor there will be 4 double bedrooms with bedroom 1 having a dressing area and ensuite, a further bedroom with ensuite and family bathroom. Outside there will be a single car port and gardens with a paddock to the rear.

THE SITE

The site fronts Great Fen Road and is approximately 1.1 acres (subject to survey) in size. The land to the rear of the area to be developed is classed as paddock land.

SERVICES

Mains water and electricity are available within Great Fen Road and drainage will be by means of a septic tank/private treatment plant.

CIL

The purchaser(s) will be responsible for the payment of the Community Infrastructure Levy if required.

OVERAGE CLAUSE

There is an overage clause in place on the rear paddock land concerning the construction of additional residential dwelings.

VIEWING

Direct to site.

Ground

Floor Plans

Master Bed
W
Dress
En Suite
Bed 3
W
AC
Bath
Landing
W
W
Dress
En Suite
Bed 4
Landing
Guest Bed

First / Roof

N
Getmapping plc 2017.
Promap
LANDMARK INFORMATION

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These particulars are for guidance only and do not form part of any contract. Descriptions, measurements, and details are given in good faith but should not be relied upon as fact; buyers must verify accuracy themselves. No employee is authorised to make representations or warranties regarding this property. Measurements are approximate, and floor plans, photos, fixtures, and fittings are illustrative only.

The Property Ombudsman

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