



18 Ten Bell Lane, Soham
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£475,000

18 Ten Bell Lane

Soham, Ely

HOUSE & BUILDING PLOT - This 1950s detached house with a building plot occupies a peaceful position on a no through road, conveniently located close to a primary school.

The original house offers well-proportioned accommodation, comprising three bedrooms, a kitchen with side hall/utility area, spacious lounge and a separate dining room, providing excellent versatility for family living. There is a bathroom on the first floor, complemented by a ground floor shower room for added convenience.

In addition to the main residence, the house comes with a building plot that has full planning permission granted for a three-bedroom chalet, presenting an exciting opportunity for development or multi-generational living. The property has been lovingly maintained over the years, and offers the scope to further update or extend (subject to relevant consents) to create a truly bespoke home.

The outside space is a particular highlight, with the property occupying an excellent plot that features established gardens to the front, both sides and rear. There is a driveway and double carport

The generous plot size, combined with the existing planning permission for an additional dwelling, gives this property exceptional potential for those seeking a family home with development possibilities in a sought-after residential location, or for a developer to modernise the existing house and construct the new build property.



18 Ten Bell Lane

Soham, Ely

Council Tax Band: D

Tenure: Freehold

EPC Rating: D

- 1950s Detached House With Building Plot
- Building Plot With Planning Permission For 3 Bed Chalet
- Original House With Three Bedrooms
- Spacious Lounge & Separate Dining Room
- Bathroom & Ground Floor Shower Room
- Superb, Well Maintained Garden
- Driveway & Double Carport
- No Through Road Close To Primary School
- No Upward Chain



Entrance Hall

With door to front and double glazed window to side, stairs to first floor, radiator.

Dining Room

With double glazed windows to rear and side, radiator.

Kitchen

With double glazed window to front, fitted with wall and base level storage units, drawers and worksurfaces, cooker space, understairs cupboard used as a pantry, radiator.

Lounge

With double glazed window to rear and French doors to garden, fitted gas fire (non functioning), two radiators.

Side Hall

With door to front, plumbing for washing machine, radiator.

Utility Area/Store

With double glazed window to side, radiator.

Shower Room

With level access shower with curtain, low level WC, vanity unit with wash basin, double glazed window to front, heated towel rail.

Landing

With double glazed window to front, radiator, shelved cupboard with radiator.

Bathroom

With double glazed window to front, low level WC, wash basin, panelled bath with shower over, radiator.

Bedroom 1

With double glazed window to rear, built in double wardrobe, radiator.

Bedroom 2

With double glazed window to rear, built in wardrobe with gas fired boiler, radiator.

Bedroom 3

With double glazed window to front, radiator.



Bedroom 3

With double glazed window to front, radiator.

Building Plot

The vendors have obtained planning consent within the garden for the construction of a 3 bedroomed detached chalet style dwelling with a single garage. The planning application can be viewed on the planning portal of East Cambs District Council's website with a planning reference number of 08/00677/OUT. The consent was granted on 11th September 2008 and the Reserved Matters application was approved on 6th January 2012 with a reference number of 11/00724/RMA. Plans are included within our advert. To avoid the planning consent expiring, a foundation was dug under the supervision of East Cambs District Council Building Control.

Agents Note

Drainage is via a septic tank.

Outside

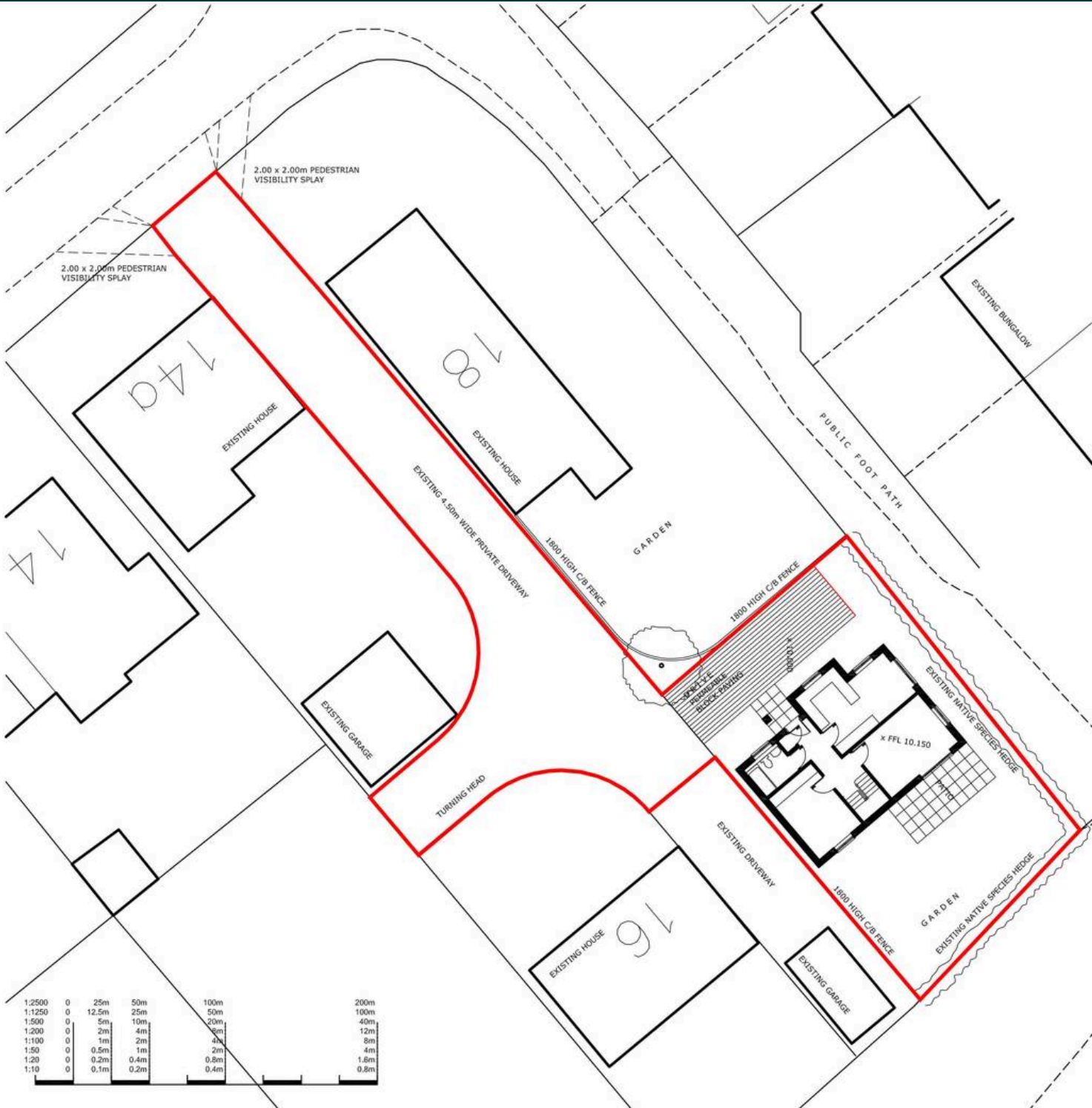
The property sits within an excellent plot with gardens to both sides, front and rear. The main area of garden consists of a lawn and vegetable plot enclosed by hedging and fencing.

To the front/side of the house is a driveway leading to a double carport.









NOTES:

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ANY DISCREPANCIES TO BE NOTIFIED IMMEDIATELY.

B	SITE LAYOUT AMENDED IN LINE WITH PLANNERS COMMENTS	30.09.11	AJF	APF
A	RED LINE INDICATING EXTENT OF SITE ADDED	17.08.11	JCW	AJF
Revision	Notes	Date	Drawn	Chckd

Client			
MR & MRS B. HOWE			
Project			
RESIDENTIAL DEVELOPMENT			
Address			
LAND ADJACENT 18 TEN BELL LANE SOHAM CAMBRIDGESHIRE			
Drawing			
SITE LAYOUT			
Job Number	Drawing No.	Revision	
11:064	1	B	
Scale	Paper Size	Drawn	Checked
1 : 200	A3	APF	
 andrewfleetmciat chartered architectural technologist			
6 Regent Place, Soham, Ely, Cambridgeshire, CB7 5RL Tel: (01353) 720651 w: www.andrewfleet.co.uk e: mail@andrewfleet.co.uk			

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FRONT



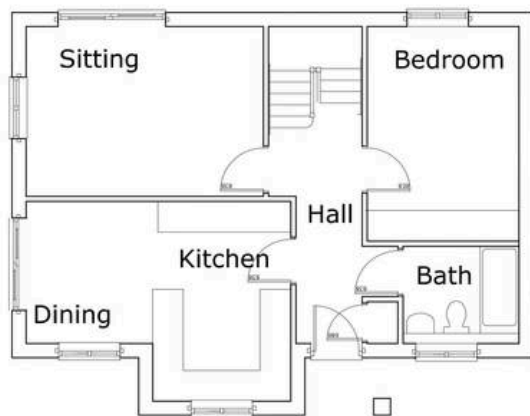
SIDE



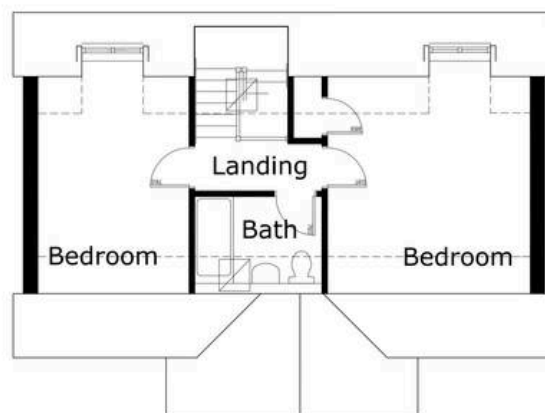
REAR



SIDE

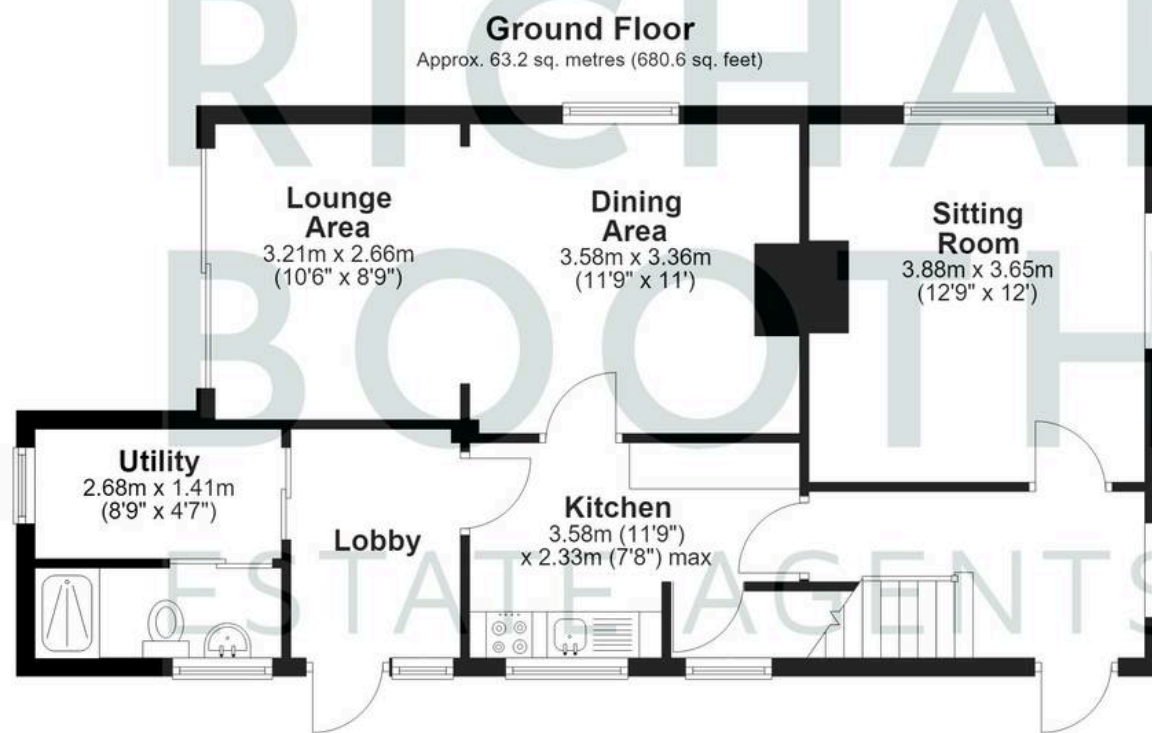


GROUND



FIRST

B	FLOOR PLAN ADJUSTED TO SUIT PLANNERS COMMENTS	30.09.11	AJF	APF
A	GARAGE DOOR ADDED TO FRONT ELEVATION	18.08.11	JCW	AJF
Revision Notes		Date	Drawn	Checked
Client				
MR & MRS B. HOWE				
Project				
RESIDENTIAL DWELLING				
Address				
TEN BELL LANE S O H A M CAMBRIDGESHIRE				
Drawing				
PLANS & ELEVATIONS				
Job Number	Drawing No.	Revision		
11-064	2	B		
Scale	Paper Size	Drawn	Checked	
1 : 50	A1	APF		
 andrewfleetmc at chartered architectural technologist				
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Total area: approx. 107.0 sq. metres (1152.2 sq. feet)



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