

Connells

HIGH STREET, SUTTON

For Sale

Residential development land.
121 & 123 High Street, Sutton, Ely,
Cambs, CB6 2NR

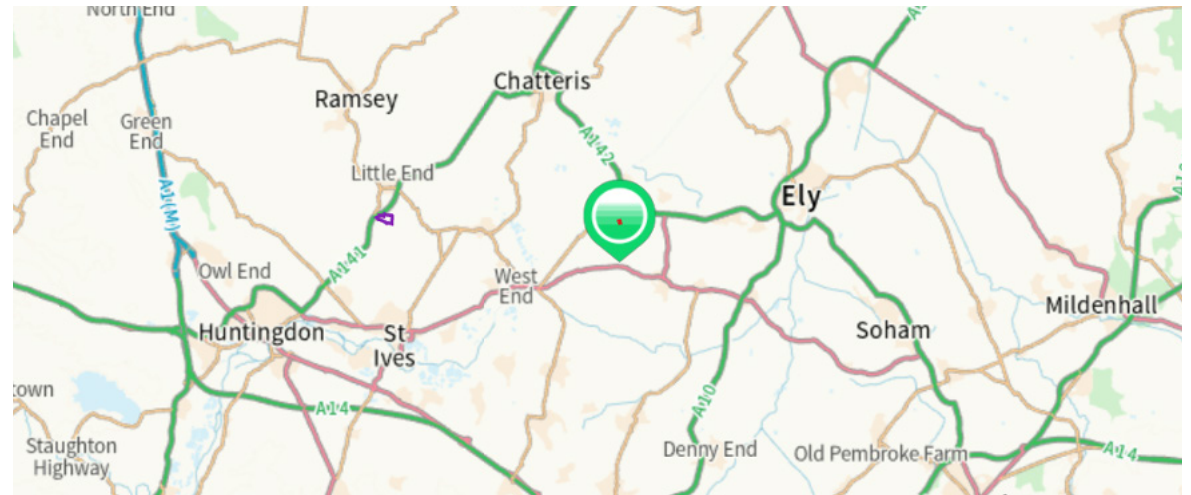
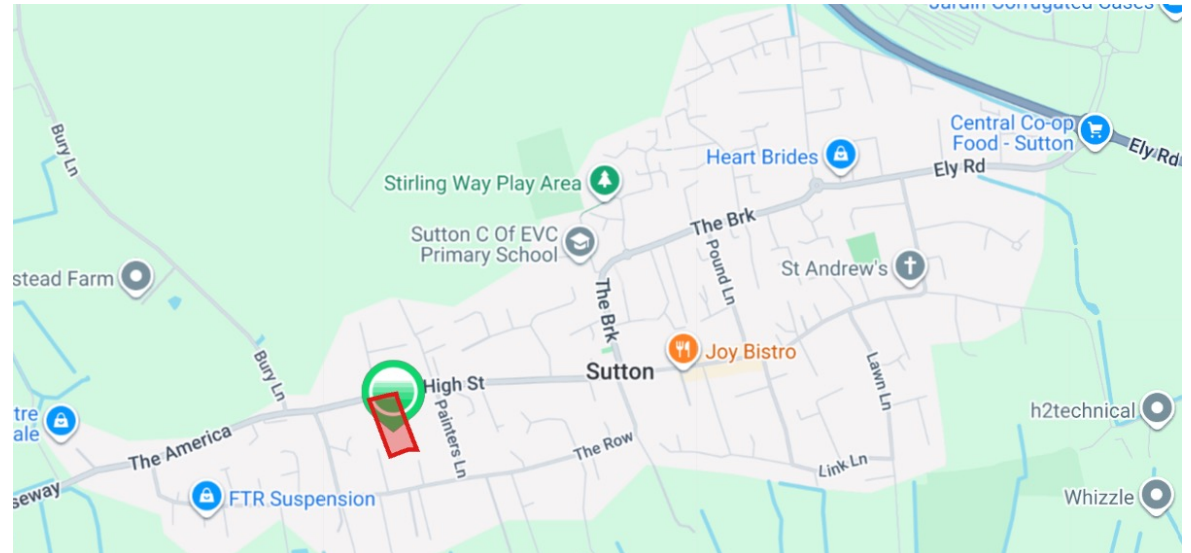


LAND & PLANNING

HIGH STREET

Connells have been appointed to bring to market the sale of 121 & 123 High Street, Sutton, Ely, Cambs. High Street, Sutton is a 0.64ha site located within the centre of the village of Sutton.

The land was granted 'Full planning permission' by East Cambridgeshire local planning authority for a development of 9 dwellings in February 2025. The site plan shows 9 individual modern style detached & semi-detached houses. This unique development has fantastic views over Cambridgeshire countryside and will attract buyers looking for a modern new individual home with eco credentials.



HIGH STREET

24.35 Parking

Height: 28.52
Height: 26.27

Ridge Height: 26.53
Eaves Height: 24.16

19.41

16.34

14.58

Plot 7

HOUSE TYPE A

Architectural drawings for House Type A, including elevations and floor plans.

HOUSE TYPE A1

Architectural drawings for House Type A1, including elevations and floor plans.

HOUSE TYPE B

Architectural drawings for House Type B, including elevations and floor plans.

HOUSE TYPE C

Architectural drawings for House Type C, including elevations and floor plans.

HOUSE TYPE D

Architectural drawings for House Type D, including elevations and floor plans.

HOUSE TYPE D1

Architectural drawings for House Type D1, including elevations and floor plans.

HOUSE TYPE E

Architectural drawings for House Type E, including elevations and floor plans.

PROPOSED SITE SECTIONS

Proposed site sections A, B, C, and D with a key and scale.

LOCATION



The site is situated to the east of the village of Sutton and within a short distance of good local schooling Sutton C of E primary school.



The area is well served by a road network giving access to the A142 to Ely and A10 into Cambridge. The village offers an array of shops and places to socialise as well as leisure facilities.



Ely train station is just 18 mins drive away serving several different lines to destinations such as Cambridge, Peterborough, Kings Lynn, Norwich, Ipswich and into London Liverpool Street Station.



PLANNING

The Planning permission was granted for 9 houses in February 2025, and is available to be viewed on East Cambridgeshire District Council's planning portal.

22/00626/FUL | Erection of 9 No.dwellings and associated works, following the demolition of the existing dwellings (121 and 123 High Street) | 121-123 High Street Sutton Ely Cambridgeshire CB6 2NR



TECHNICAL INFORMATION AND SUPPORTING DOCUMENTATION

METHOD OF SALE

The site is to be sold by modern method of sale whereby interested parties will be able to submit their bid for the site in an open forum after registering their details. The highest bid above the reserve price will be accepted upon which the successful bidder will be required to pay a non-refundable buyers fee.

Technical Information & Supporting Information

Available upon request.

EPC

EPC exempt - dwellings to be demolished

SITE VISITS

Site visits are welcome and can be viewed from the street however the site is heavily overgrown and if buyers wish to walk the site this would need to be made by appointment only.

GDV

Connells Land & New Homes have priced the proposed units and can be provided upon request.

CIL

CIL will be payable on this site and has been determined through the detailed planning application and the buyer will be responsible for this payment. Buyers should make their own enquiries to the planning office for details.



Connells

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Central East Land & New Homes

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Site layouts, plans, and specification are taken from plans which were correct at time of print. All plans within this brochure are not to scale. Room dimensions contained within this brochure were taken off plan in metric. Imperial measurements are for guidance purposes only. The information and imagery contained in this brochure are for guidance purposes and does not constitute a contract, part of a contract or warranty. The developer may choose to alter the layouts and specification of the properties during consultation. Although the developer endeavours to adhere to the specification outlined in this brochure it may be necessary to make amendments to this and the developer reserves the right to make these changes as and when required throughout the build stages of these properties. 6913/0426

