



Ely Road, Witcham Toll, CB6 2AA

**CHEFFINS**

## Ely Road

Witcham Toll,  
CB6 2AA

- Potential Development Site (Subject to Planning)
- 0,49 Acres (Subject to Survey)
- Opportunity to Purchase along with Neighbouring 5 Bedroom Character Home & Further 3 Bedroom Detached Home

Cheffins offer for sale this potential development site (subject to planning permission being obtained), situated to provide excellent access to the A142.

This plot extends to approximately 0.49 acres (subject to survey) and is offered for sale individually or as part of a combined purchase with the two neighbouring properties Horse and Gate and Two Jays for Offers in Excess of £750,000.



**£75,000**

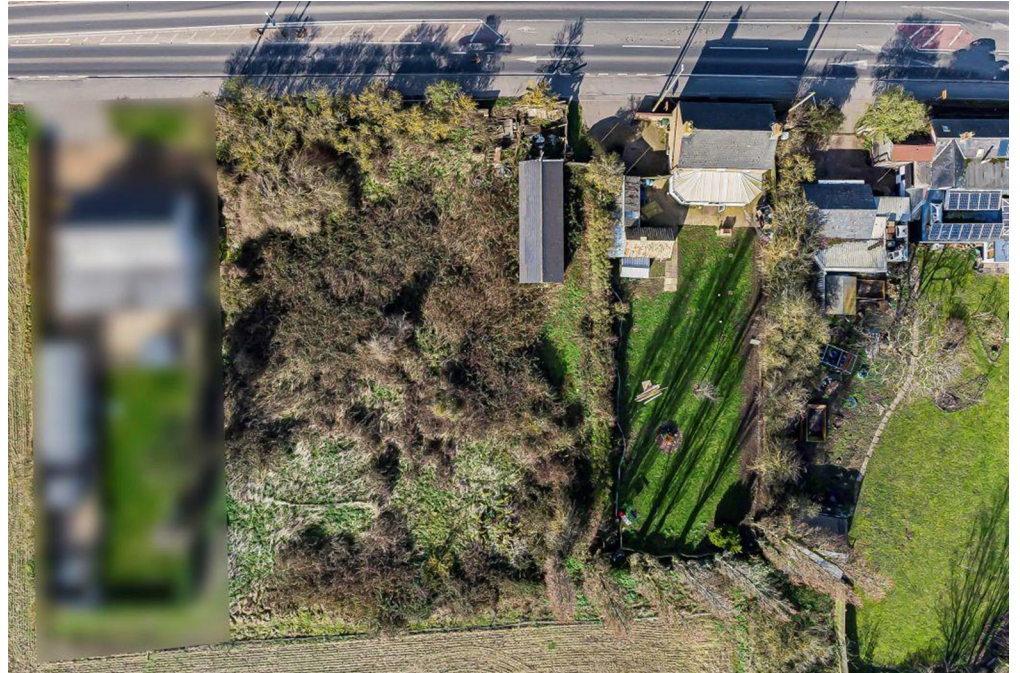




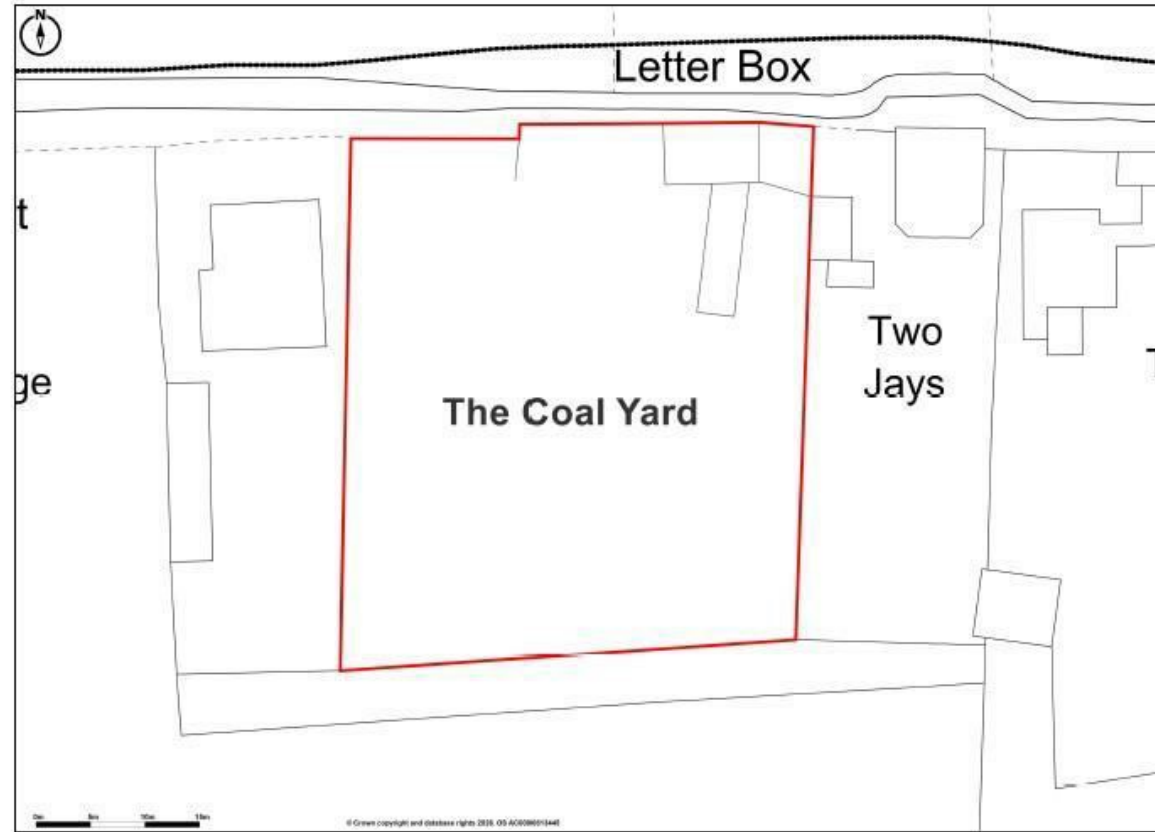
## LOCATION

Witcham is an attractive mainly residential village situated approximately 5 miles West of Ely just off the A.142. Ely provides an excellent range of shopping, schooling, sporting and domestic facilities with a mainline rail service to London (approximately 70 miles) via Cambridge (16 miles).





THE COAL YARD, ELY ROAD, WITCHAM TOLL, ELY, CB6 2AA



Promap  
LANDMARK INFORMATION

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Plotial Scale - 1:500, Paper Size - A4

This Plan is for Identification Purposes Only

£75,000

Tenure - Freehold

Council Tax Band - Exempt

Local Authority - East Cambs District Council

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://cheffins.co.uk)



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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.