



**Stetchworth Road, Dullingham**  
**Newmarket, CB8 9UJ**  
**Guide Price £3,500,000**

**MA**  
Morris Armitage  
01638 560221  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)



**Stetchworth Road, Newmarket, CB8 9UJ**

**Development opportunity**

**A prime residential development has been approved for 41 houses ( 12 affordable ) in extensive grounds located in this outstanding village setting.**

**Conditional planning approval under application 22/00039/RMM www.**

**The current planning offers an appealing mix of dwellings and all planning records and documents can be accessed via the council portal**

**<https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R6BPDoGGoCToo>**

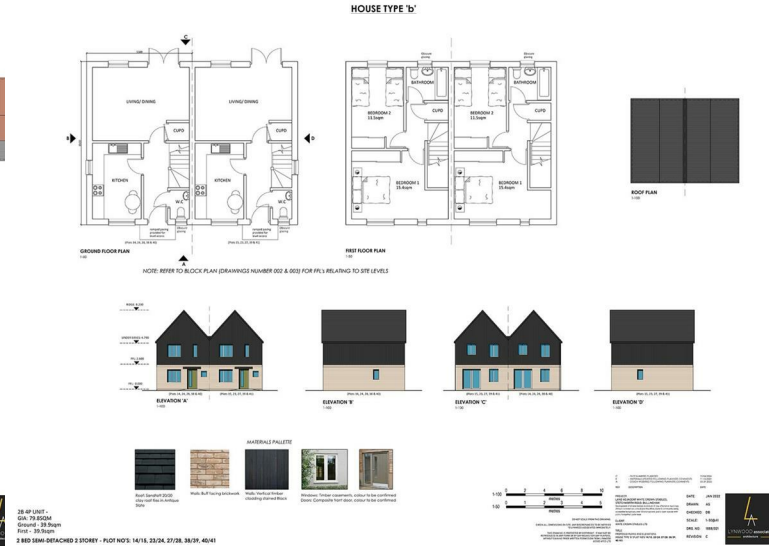
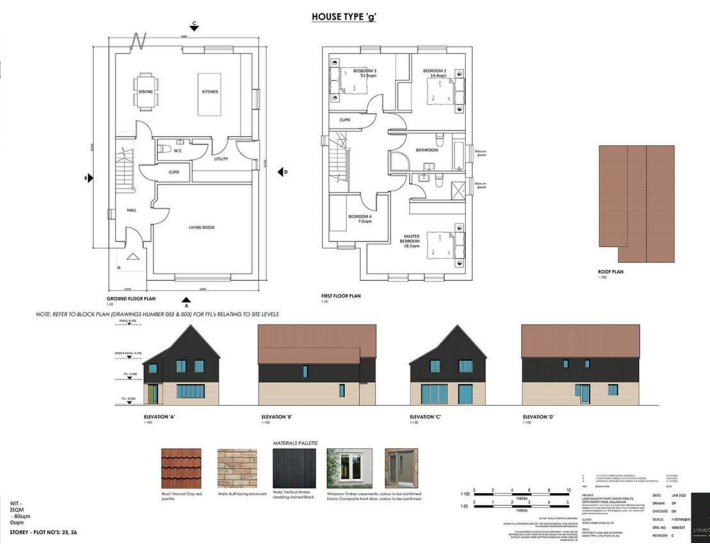
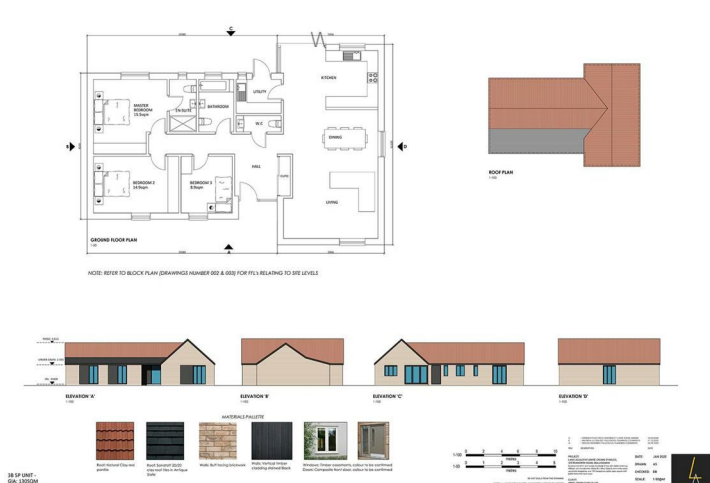
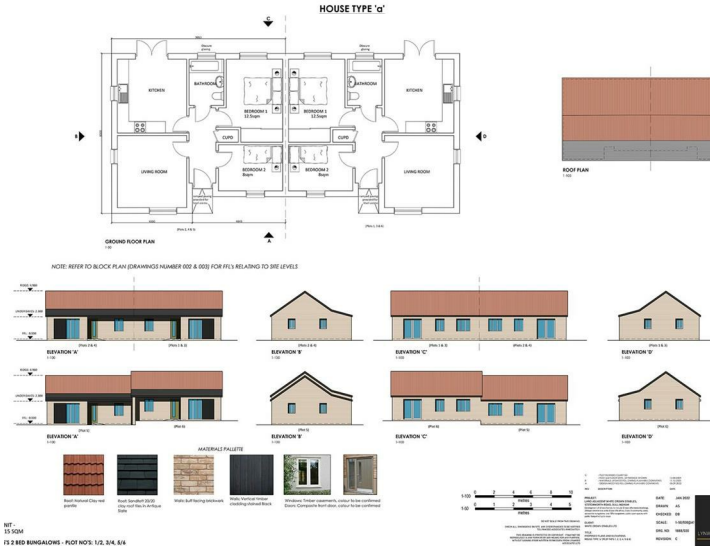
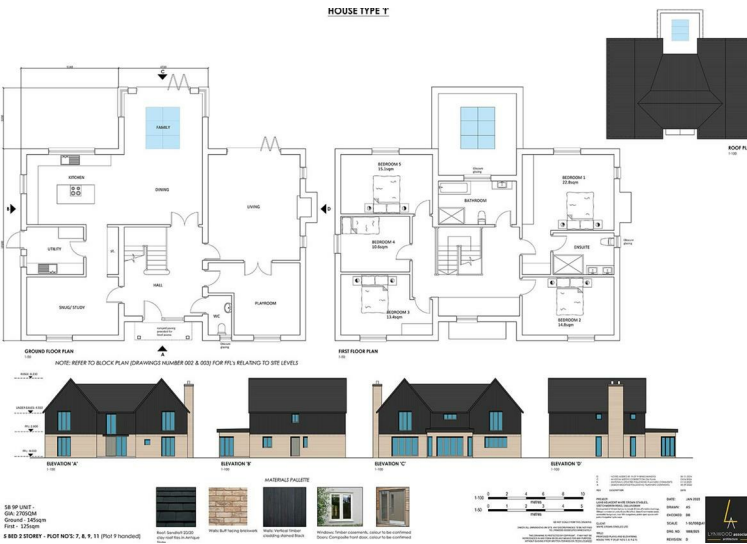
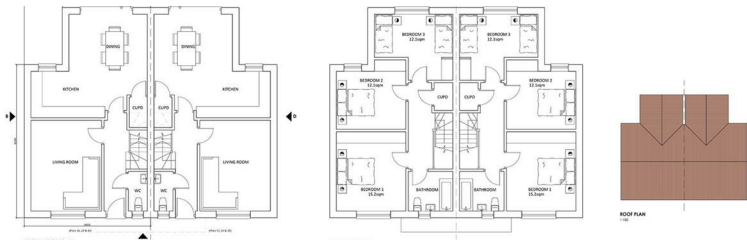
**Unconditional offers are requested on this exciting development opportunity.**



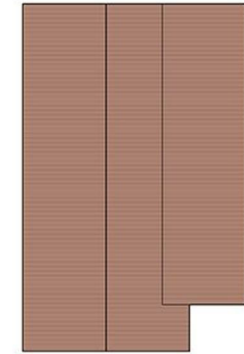
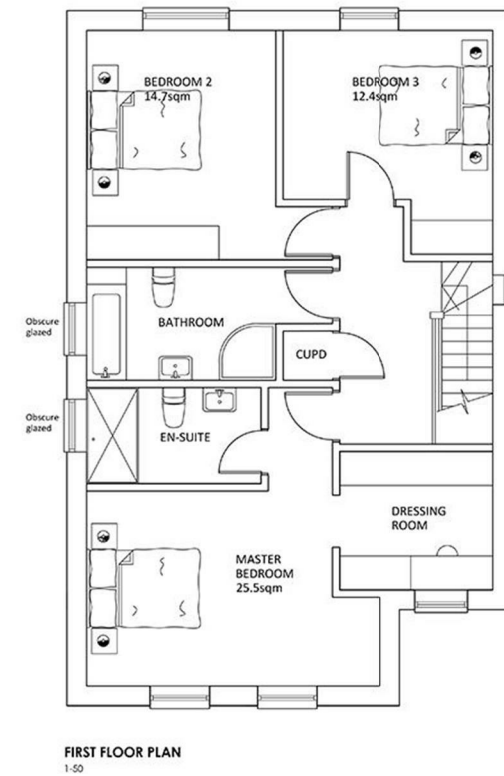
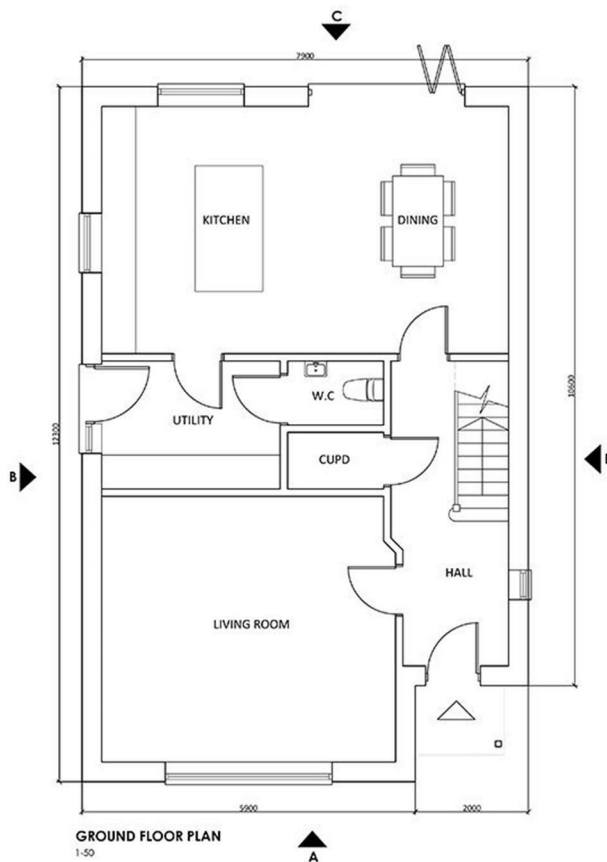






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# HOUSE TYPE 'h'



**ROOF PLAN**  
1-100

NOTE: REFER TO BLOCK PLAN (DRAWINGS NUMBER 002 & 003) FOR FFL's RELATING TO SITE LEVELS



**ELEVATION 'A'**  
1-100



**ELEVATION 'B'**  
1-100



**ELEVATION 'C'**  
1-100



**ELEVATION 'D'**  
1-100

## MATERIALS PALLETTE



Roof: Natural Clay red pantile



Walls: Buff facing brickwork



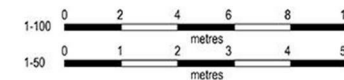
Walls: Vertical timber cladding stained Black



Windows: Timber casements, colour to be confirmed



Doors: Composite front door, colour to be confirmed



DO NOT SCALE FROM THIS DRAWING.  
CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES TO BE NOTIFIED TO LYNWOOD ASSOCIATES IMMEDIATELY.  
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REV DESCRIPTION  
DATE  
PROJECT: LAND ADJACENT WHITE CROWN STABLES, STETCHWORTH ROAD, CULLINGHAM  
Client: WHITE CROWN STABLES LTD  
TITLE: PROPOSED PLANS AND ELEVATIONS  
HOUSE TYPE 'h' (PLOT NO'S 19, 20, 32, 33)  
DATE: JULY 24  
DRAWN: SP  
CHECKED: DB  
SCALE: 1-50/100@A1  
DRG. NO: 1888/029  
REVISION: