



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

MA
Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Stretchworth 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.



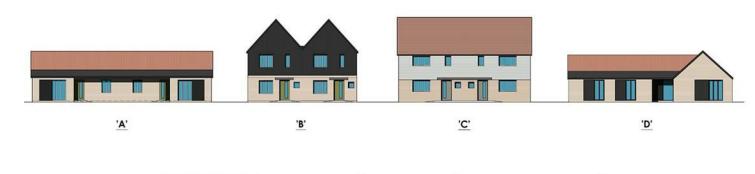
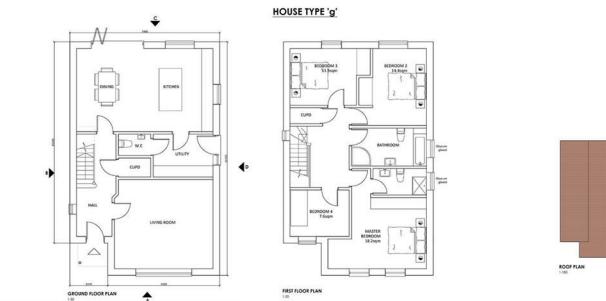
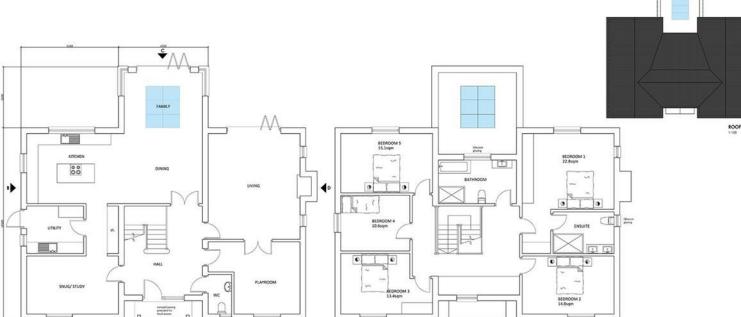
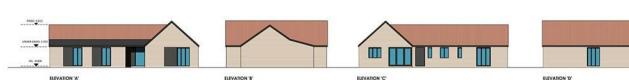
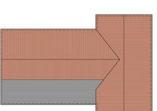
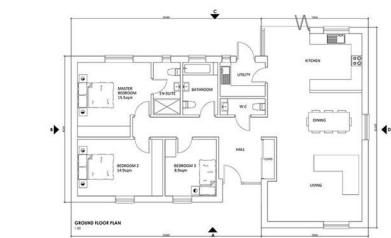
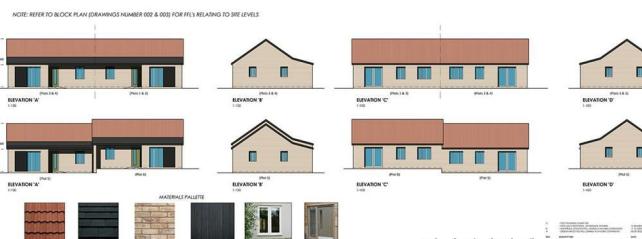
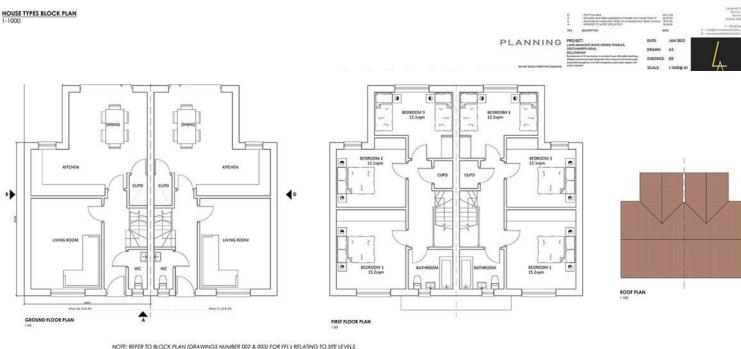
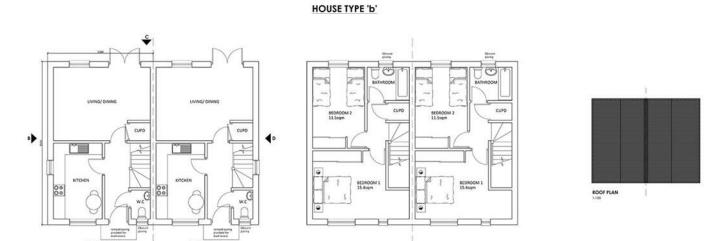
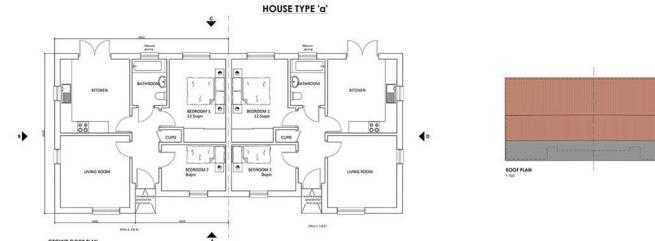


A	 2b3p - Single storey, semi-detached
B	 2b2p - Two storey, semi-detached
C	 2b6p - Two storey, semi-detached
D	 2b5p - Single storey, detached
E	 4b8p - Two storey, detached
F	 5b9p - Two storey, detached
G	 4b7p - Two storey, detached
H	 3b6p - Two storey, detached

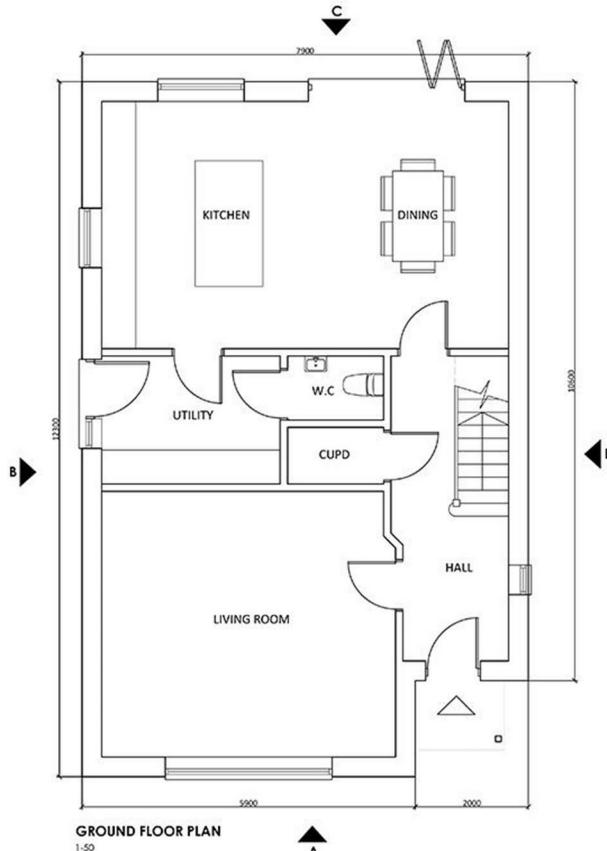


ACCOMMODATION SCHEDULE

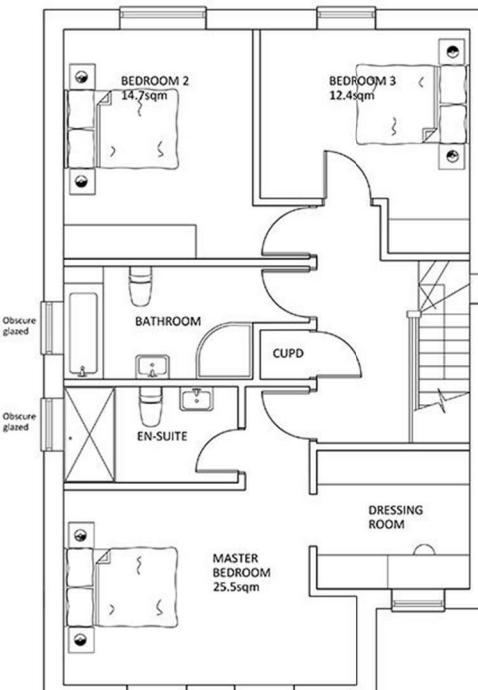
Proposed Market Housing Mix: SHMA requirements:		
2 Bedrooms (8sqm)	27.6%	(20-30%)
3 Bedrooms (13sqm)	44.8%	(40-50%)
4+ Bedrooms (8sqm)	27.6%	(20-30%)



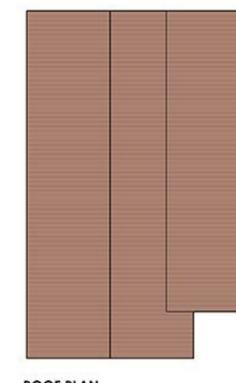
HOUSE TYPE 'h'



GROUND FLOOR PLAN
1:50



FIRST FLOOR PLAN
1:50



ROOF PLAN
1:100

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



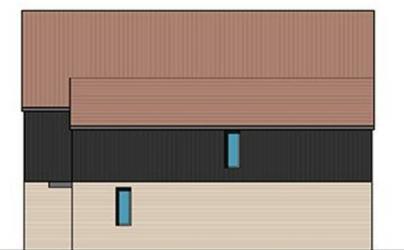
ELEVATION 'A'
1:100



ELEVATION 'B'
1:100



ELEVATION 'C'
1:100



ELEVATION 'D'
1:100



Roof: Natural Clay red pantile



Walls: Buff facing brickwork



Walls: Vertical timber cladding stained Black

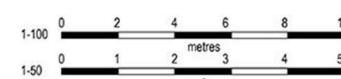


Windows: Timber casements, colour to be confirmed



Doors: Composite front door, colour to be confirmed

MATERIALS PALETTE



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. 0
DESCRIPTION
PROJECT: LAND ADJACENT WHITE CROWN STABLES,
STETCHWORTH ROAD, DULINGHAM
DRAWN: SP
CHECKED: DB
SCALE: 1:50/100@A1
DRG. NO: 1888/029
REVISION:

DATE: JULY 24
DRAWN: SP
CHECKED: DB
SCALE: 1:50/100@A1
DRG. NO: 1888/029
REVISION: