

Plot 1 Land adj. Mount Pleasant Farm 66-68 Main Street, Pymoor

Pymoor

£125,000

RICHARD BOOTH ESTATE AGENTS

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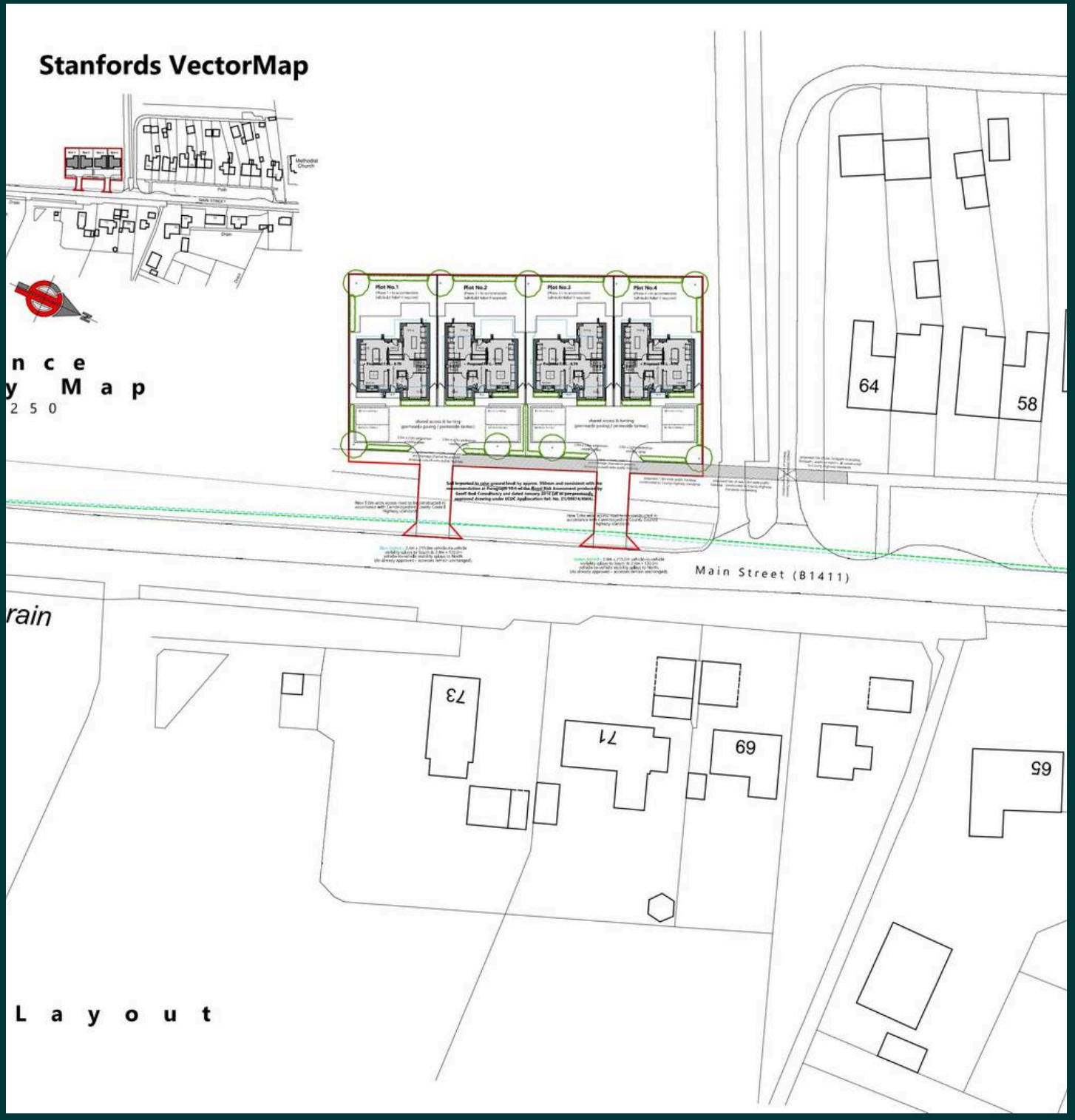
Pymoor

One of four residential building plots with planning consent granted and situated within an edge of village location with countryside views and convenient for Ely.

The vendor will consider offers for all four plots to be sold together.

Tenure: Freehold

- Building Plot With Planning Consent
- One Of Four Neighbouring Plots With Road Frontage
- Edge Of Village Location With Countryside Views
- Convenient For Ely
- Reserved Matters Application Granted



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Planning

Planning consent was granted by East Cambs District Council on 12th August 2020 for the construction of 4 marketable residential properties. The planning reference number is 20/00743/OUT. The Reserved Matters Consent was granted on 28th December 2023 with a reference number of 21/00874/RMA. An application to vary conditions was granted on 10th December 2025 with a reference number of 25/00650/VAR. In December 2025 the vendor commenced work by way of installing a corner foundation which was signed off by East Cambs District Council Building Control.

House Design

Once built the house will comprise 173 sq metres of accommodation with entrance hall, ground floor shower room, kitchen/dining/family room, utility, lounge, study four bedrooms (one en-suite) and family bathroom.

The Site

The site is located on the edge of Pymoor fronting the B1411 and has an area of approximately 360 square metres (measurement includes the parking area).

CIL

The purchasers will be responsible for payment of the Community Infrastructure Levy if applicable.

Material Information

Tenure - Freehold Broadband availability - Ofcom indicates the following available download speeds - Standard 5 Mbps, Superfast 60 Mbps, Ultrafast 1800 Mbps. Mobile Coverage - Ofcom suggests a reasonable coverage for EE, Vodafone, 3 and 02.





Front

Plot-No's.1+3



Side



Rear



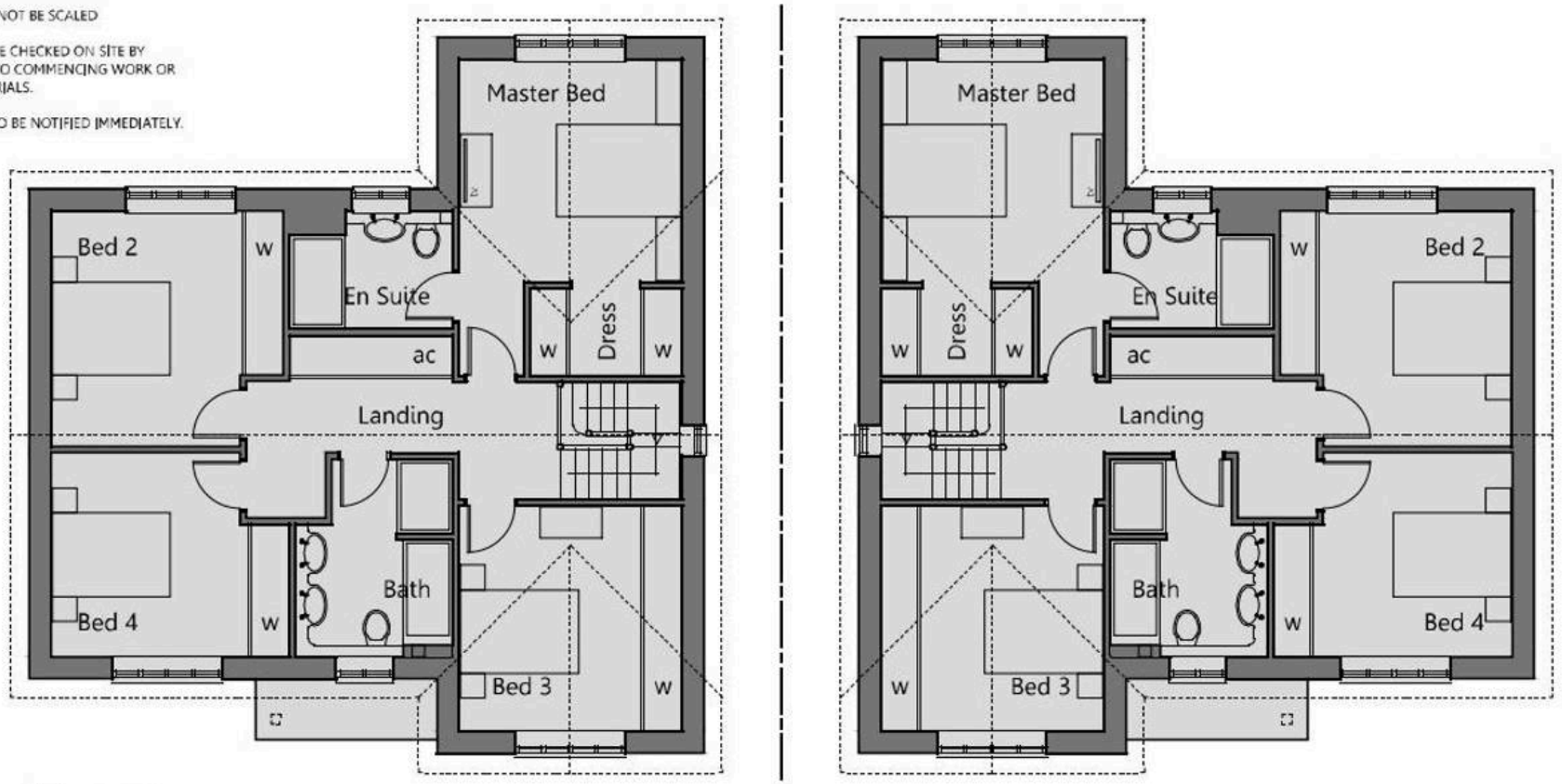
Side

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ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING WORK OR ORDERING ANY MATERIALS.

ANY DISCREPENCIES TO BE NOTIFIED IMMEDIATELY.



First

(Plot No's 1 & 2 - Plot No's 3 & 4 Replicated)

Use of Flood Resilient Materials

- All electrical sockets and electrical switching should be set at least 600mm above finished floor level.
- A single isolation switch must be installed to close down the entire electrical installation in each property.
- All drainage entering into the building shall have non return valves, the functioning of which shall be checked at three monthly intervals.
- Any Plasterboard to walls within the dwelling to be fixed horizontally.
- All doors and windows to the dwellings shall be designed and detailed to resist flooding.

1:2500	0	25m	50m	100m	200m
1:1250	0	12.5m	25m	50m	100m
1:500	0	5m	10m	20m	40m
1:200	0	2m	4m	8m	12m
1:100	0	1m	2m	4m	8m

Surface Water Drainage

100mm diameter Supersleeve pipes laid to minimum 1:100 fall on Class 'S' pea shingle bed surround and cover, from rainwater downpipe to AQUAVOID blocks. Each bank of 6 1 cubic metre AQUAVOIDS can drain 90m² of roof.

AQUAVOID blocks positioned minimum 5.00m from any building.

Foul Water Drainage

All below ground foul water drainage to comply with BS 8301

100mm diameter supersleeve pipes laid to minimum 1:60 fall on Class 'S' pea shingle bed surround & cover. Foul water manholes comprising of, where depth less than 1.00mm; 450mm dia preformed polypropylene inspection chambers installed in strict accordance with manufacturers recommendations, with medium duty cover and frame where depth exceeds 1000mm; 150mm concrete base with precast concrete sections, surrounded in 150mm concrete, with cover slab and medium duty cover and frame.

All manholes exceeding 1.00m in depth to be fitted with metal step irons if light duty covers and frames are used they must be screw down type to prevent access by children.

Where drains pass through external and loadbearing walls bridge with a PCC lintel to give 50mm all round clearance. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin.

Foul water drainage associated with the dwellings to connect into the Public Sewer we believe to be located in the highway verge.

Climate Change SPD

In line with the Climate Change SPD we take this opportunity to address the general requirement of policy ENV 4 to demonstrate we have considered maximising all



Front
Street - Scene





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The Property Ombudsman