

CHEFFINS



Marroway Lane, Witchford, Ely, CB6 2HU

Guide Price £325,000



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An excellent opportunity to acquire a building plot with the benefit of Planning In Principal to demolish the existing detached bungalow and erect up to two new homes

The plot extends to about 0.2 acre. Currently occupying the plot is a detached single-storey dwelling extending to around 90 sq.m with brick faced elevations under a pitched tiled roof. There was a detached single garage which has in more recent times collapsed.

The property benefits from Permission In Principal through East Cambs District Council granted 7th April 2026.

Planning Reference- 26/00260/PIP- for a residential-led development consisting of 1-2 dwellings, including the demolition of existing structures.

Please note ECDC does charge Community Infrastructure Levy.

An application for approval of Technical Details Consent must be made not later than the expiration of three years beginning with the date of the permission.

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Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

