



SELF-BUILD PLOTS AT QUANTUM FIELDS

LITTLEPORT, ELY, CAMBRIDGESHIRE

THIRTY FOUR SELF-BUILD PLOTS ON NEW DEVELOPMENT AT QUANTUM FIELDS, LITTLEPORT PRICES FROM £100,000



Location

The site is located on the western edge of Littleport approximately 5 miles (8 kilometres) north of Ely and 19 miles (32 kilometres) north of Cambridge. The site is well connected to the town centre with easy access to services and local facilities.

Littleport is designated as a market town in the East Cambridgeshire Local Plan (2015) and benefits from a comprehensive range of services including Primary and Secondary Schools, Medical Centre, a high street with food and drink establishments, a Co-op, a Post Office, two pharmacies, a library, a leisure centre, a recreation ground and children's play areas.

Vehicular access to the A10 is provided from Grange Lane thus enabling easy access to Ely, Cambridge and beyond. A local bus service runs between Cambridge, Ely and Littleport providing hourly bus services.

Littleport benefits from a railway station with regular services to Ely (14 mins), Cambridge (24 mins), London (1 hr 24 mins) and King's Lynn (24 mins).

Access

The Vendor will provide vehicular access and pedestrian access points in accordance with the road layout approved under Reserved Matters Approval ref: 25/00098/RM. Each plot has a designated vehicular access point as shown on the Plot Passport Plan.

Description

Thirty four self-build Plots ranging in size from 196 square metres to 311 square metres situated on the north western edge of the new development Quantum Fields, Littleport.

The Self-Build Plots are suitable for the construction of two storey detached houses ranging in size from 102 square metres (1,098 square feet) to 113 square metres (1,216 square feet) although the Self-Build Plot Purchaser will be responsible for obtaining Planning Permission for their proposed dwelling and may vary the size of the proposed dwelling with the Vendor's approval.

The Self-Build Plots will be released on a phased basis by the Vendor. Prospective Purchasers should enquire of the Agents as to availability of a particular plot.

Planning

The Purchaser of the Self-Build Plot will be responsible for obtaining Planning Permission for the Self-Build Unit. The principle of development of the Self-Build Unit on the Self-Build Plot is secured under the Section 106 Agreement pursuant to the wider development Outline Planning Permission ref: 22/0145/VARM.

Within two months of the date of contract, the Purchaser will be required to prepare and submit a draft Planning Application for the proposed Self-Build dwelling house to the Vendor for their approval, such approval not to be unreasonably withheld.

The Purchaser will submit the Planning Application to the Local Planning Authority within 14 working days of receiving the Vendor's approval to the draft Planning Application. The Purchaser will use reasonable endeavours to secure a satisfactory Planning Permission as soon as reasonably possible. The Purchaser shall keep the Vendor regularly informed as to the progress of the Planning Application.

Design Brief and Specifications

The Plot Passport Plan shows the plot areas and approximate developable footprints and includes details on:

Building Zone - The house must be contained and should not exceed the 'building zone' marked on the plan, unless otherwise agreed. The footprint of the house does not need to fill the entire building zone.

Services/utility easements - a no building zone is shown to allow for provision of services and utility connection points and any required easements.

Set back distances required between the building elevations and the adoptable highway.

Access points with parking to conform with East Cambridgeshire District Council Parking Standards.

Details of the scale, external appearance and landscaping proposals are subject to approval by the Vendor and the Local Planning Authority. The Vendor does not wish to restrict innovation and individuality of design, but proposals will need to have due regard to the wider development.

Timescales

Construction of the Self-Build Unit is to be completed within 12 months of the start on site in order to minimise disruption to other neighbours, unless otherwise agreed by the Vendor. This will be secured contractually and is over and above any relevant timescales detailed in the Planning Permission.

Services

Each plot will be provided with access to foul and surface water drainage and connections to potable water and telecommunications. Each plot will be provided with capacity and point of connection for electricity (no gas available). Driveways to be constructed with permeable block paving to align with site-wide surface water strategy.

Management Company

The whole development is not subject to any service or management charges.

Community Infrastructure Levy

The Purchaser will be responsible for obtaining Self-Build Housing Relief from the Collecting Authority (East Cambridgeshire District Council). Parties are advised to seek their own advice on all matters relating to Community Infrastructure Levy (CIL).

The regulations state that the property must remain the self-builders principle residence for a minimum of 3 years following completion, otherwise the CIL may be reclaimed by the Collecting Authority.

Method of Sale

Each self build plot is offered for sale by private treaty.

Health and Safety Requirements

Each Plot Purchaser will be their own principal contractor and will be responsible for their own health and safety procedures. Should the Purchaser cause any damage to Estate Roads and Service Media the Purchaser will be responsible for repairing the damage. In addition, the Plot Purchaser and their contractors will need to abide by the Vendor's Construction and Environmental Management Plan.

Value Added Tax

No VAT will be chargeable on the sale price.

Tenure

The freehold of each Self-Build Plot is offered for sale with vacant possession on completion.

Viewings

Viewings are strictly by appointment with the Agents:

Cheffins, 25 Market Place, Ely, Cambridgeshire, CB7 4NP.

Tel: 01353 654900

Email joseph.pluck@cheffins.co.uk
 Email andrew.amey@cheffins.co.uk
 Email felicity.wright@cheffins.co.uk

Guide Prices

Plot No.	Plot Area (Sq m)	Dwelling (GIA m2)	Guide Price (£)
SB1	251	103	120,000
SB2	220	103	115,000
SB3	203	103	110,000
SB4	253	102	120,000
SB5	286	113	125,000
SB6	323	113	130,000
SB7	217	102	125,000
SB8	208	103	110,000
SB9	208	103	110,000
SB10	239	103	115,000
SB11	208	103	110,000
SB12	203	103	110,000
SB13	214	103	110,000
SB14	262	102	120,000
SB15	254	103	115,000
SB16	228	103	115,000
SB17	331	102	135,000
SB18	196	103	100,000
SB19	203	103	110,000
SB20	275	113	120,000
SB21	265	102	120,000
SB22	246	113	115,000
SB23	200	103	110,000
SB24	209	103	110,000
SB25	210	103	110,000
SB26	258	113	115,000
SB27	262	102	120,000
SB28	279	102	125,000
SB29	306	113	125,000
SB30	259	103	115,000
SB31	275	113	120,000
SB32	248	103	115,000
SB33	287	113	120,000
SB34	218	102	115,000