



Chapel Lane, Ely, CB7 5XZ

CHEFFINS

Chapel Lane

Wicken, Ely,
CB7 5XZ

An excellent opportunity to acquire a development site benefitting from detailed planning consent for the erection of 2no. 4 bed detached homes in a highly desirable residential area.

LOCATION

Wicken is located about 16 miles from Cambridge and 8 miles from Ely. The village is home to The National Trust's Wicken Fen Nature Reserve providing country walks and nature viewing opportunities. There is a church and on the village green is the Maids Head pub. Wicken is ideally situated close to superb education facilities including the prestigious Kings School in Ely and Soham Village College (rated Outstanding in the 2024 Ofsted inspection).

4 2 2

Guide Price £350,000





The Site

The site currently hosts a single storey property of brick construction requiring demolition and is surrounded by mature vegetation. The area extends to circa 0.23 acres and is located between existing residential dwellings to the north and south, with open space to the east. The site is located within Flood Zone 1 and measures approximately 35m long and 26.5m wide.

Planning

Planning reference - 23/01320/FUL

Description - Demolition of an existing cottage and construction of two detached, two-storey dwellings and associated landscaping and infrastructure.

Planning was granted on 8th February 2024

The permission permits two detached 4 bedroom two storey dwellings with parking.

Plot 1 - 1,726sqft

Plot 2 - 1,758sqft

East Cambridgeshire District Council is a CIL Charging Authority.

New Homes

For information on New Home values please contact Cheffins New Homes team who will be able to assist.

Material Information

Tenure - Freehold

Site area - Approx 0.24acres

Services - We understand that Mains Water, Electricity and

Drainage are available in the vicinity of this property. However, prospective purchaser must make their own enquiries as to the cost and feasibility of connection

Council Tax Band - TBC

Property Type - Existing property is brick built requiring demolition

Number & Types of Room - Please refer to floor plan

Square Footage - Plot 1: 1,726sqft Plot 2: 1,758sqft

Parking - Double parking for each dwelling

Electric Supply - Requires new connections

Water Supply - Requires new connections

Sewerage - Requires new connections

Broadband - Fibre available in this area

Mobile Signal/Coverage - Ok

Restrictions - Conservation area

Restrictive Covenants- Restrictive Covenant in place - please enquire for more information

Wayleaves, easements, covenants - The site is sold subject to all wayleaves, easements, covenants and rights of way, whether or not disclosed.

Images shown are of the site and computer images of the proposed new build homes.

Floor Plans- As Proposed



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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

