

Development Opportunity at High Street, Sutton, CB6 2NW

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Development Opportunity at High Street

Guide Price £275,000

Sutton,
CB6 2NW

A development site with outline planning consent for the construction of 5 brand new homes occupying a prominent position within this popular and well-served village.
Bid deadline 26th November 2026.



- Outline permission for x5 dwellings
- Bid deadline 26th November 2026.
- Excellent development opportunity
- x4 three-bedroom semi-detached homes
- x1 four-bedroom detached home
- Village Location

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Description

An excellent opportunity to acquire a development site with outline planning permission for the construction of:
Four 3-bedroom semi-detached houses
One 4-bedroom detached house

The site offers an exciting opportunity for developers and investors, with strong development potential in a highly sought-after location.

For further information or to discuss the opportunity, please contact us directly.

Planning

East Cambs District Council reference 25/01016/OUT was approved on Friday 17th April 2026: Outline planning permission for the demolition of existing garage and erection of 5 dwellings. All matters reserved except for access.

Location

Sutton is an attractive village in East Cambridgeshire, approximately seven miles from Ely and 16 miles from Cambridge. Surrounded by beautiful Fenland countryside, the village offers a range of local amenities, a historic village centre and excellent road connections to nearby towns and cities. Combining rural charm with convenient access to Cambridge and Ely, Sutton provides an appealing setting for modern village living.

Guide Price £275,000
Tenure - Freehold
Council Tax Band -
Local Authority - East Cambs District Council







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.

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