

Mildenhall Road

Littleport, Ely,
CB7 4SY

3 bedrooms
null bathrooms
null living areas

Guide Price £225,000



SIDE (S.EAST) ELEVATION



REAR ELEVATION



SIDE (N.WEST) ELEVATION



FRONT ELEVATION

A building plot with the benefit of implemented planning consent to erect two detached dwellings. East Cambs Ref 12/00251/OUT



SECTION THROUGH SITE (SW-NE)

LOCATION

Littleport is a historic village located about 5 miles north of Ely. It combines rural charm with modern amenities and serves as a commuter hub, thanks to its railway station with direct links to Ely, Cambridge, and London. The village benefits from a wealth of amenities including local shops, schools, leisure and healthcare facilities.

Planning

Consent for 2no. detached houses with driveway parking. The site extends to approximately 0.12 hectares and each dwelling will be about 105 sq.m (1,130 sq.ft) plus 2 parking spaces per property.

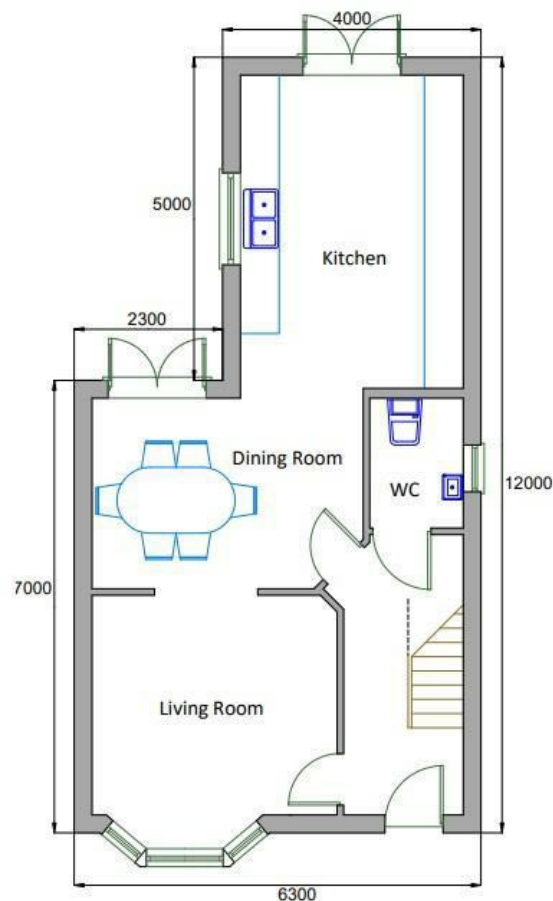
Planning history with East Cambs District Council-

12/00251/OUT - Approved in June 2012. Outline Planning Permission for the construction of two detached dwellings together with formation of a new access onto Mildenhall Road following the total demolition of the existing cottages.

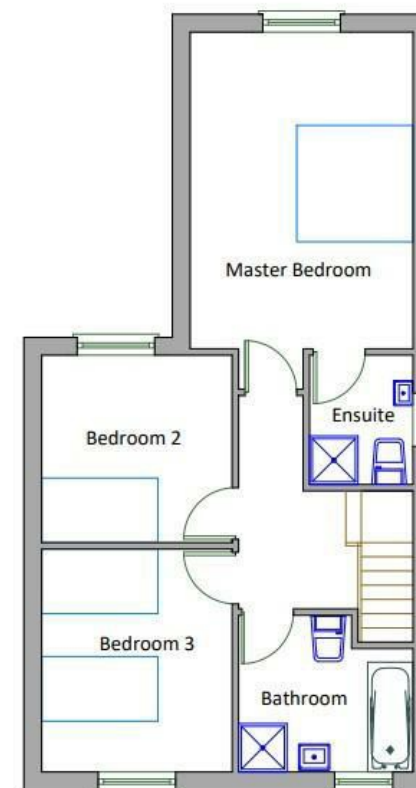
12/00251/DISA - Approved Aug 2013. To discharge conditions 5 (Flood resilient/resistant construction), 7 (bat survey), 9 (contamination) and 15 (crossing of the ditch)

13/00477/RMA - Approved Aug 2013. Reserved matters application for: Appearance and landscaping for 2No. detached dwellings

The current owner has completed the piling and therefore the consent has been implemented and will run in perpetuity.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

TOTAL GROSS INTERNAL FLOOR AREA = 105 sq.metres (each dwelling)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Tenure - Freehold

Council Tax Band -

Local Authority -

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

