



Land adj. 4 Hythe Lane, Burwell, CB25 0EH

**CHEFFINS**

## Land adj. 4 Hythe Lane

Burwell,  
CB25 0EH

**Guide Price £120,000**

- Building Plot
- Planning Permission Granted ref 24/00104/FUL
- 2 Bedroom Detached House
- Popular Village Location



**KEY**  
 1). Rendered finish  
 2). Slate roof  
 3). Facing Brick  
 4). Facing soldier course  
 5). Gable brickwork return  
 6). Porch  
 7). Bedroom Dormer  
 8). Gate  
 9). All First Floor Rear windows obscured - See 1:20 detail below



A building plot with permission for the construction of a 2 bedroom detached house situated in a popular village. Planning permission has been granted by East Cambridgeshire District Council planning application reference 24/00104/FUL.

## PLANNING PERMISSION

Planning Permission has been granted by East Cambridgeshire District Council dated 15 April 2024, application reference 24/00104/FUL.

## SERVICES

Services including mains gas, water and drainage are located nearby. Potential purchasers are advised to contact the respective statutory authorities to confirm the position, capacity and adequacy of such services.

## VIEWING

Viewing is direct to site by appointment through the sole agency Cheffins.

## AGENTS NOTE

Please note this building plot (highlighted in red on the site plan) is currently on one land registry title with 4 Hythe Lane and so will need to be subdivided upon sale. Planning permission has also been granted for 4 Hythe Lane for an identical additional dwelling to replace the current property (24/00102/FUL), this is available separately for £290,000 (highlighted in blue on the site plan).

## Sales Agents Notes

Tenure – Freehold

Property Type – Building Plot

Parking – Driveway for 2 cars

### Utilities / Services

Electric Supply – Mains Available

Gas Supply – Mains Available

Water Supply – Mains Available

Sewerage – Mains Available

Broadband Connected – No

Broadband Type – Standard Available (Up to 24 Mbps download speed), Superfast Available (60-80 Mbps download speed)

Mobile Signal/Coverage – EE & O2 Likely.

Rights of Way, Easements, Covenants, Restrictions – We are not aware this property contains any specific restrictive covenants – please refer to the land registry title for more information.

Conservation Area – Yes Burwell

Planning Permission – In addition to the planning permission for one new house and to subdivide the current title (ref 24/00104/FUL, as detailed above) planning permission also exists for a development of two detached 2-bedroom houses, including the site of the existing house, (24/00102/FUL) which is available to purchase separately.

Building Safety – The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property and that the property is not at risk of collapse. The vendor has advised the garage contains asbestos cladding.

Accessibility / Adaptations – The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

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>.

## LOCATION

BURWELL is a highly sought after village, well situated for access to Newmarket (5 miles) and Cambridge (13 miles) business parks and rail stations offering services to King's Cross and Liverpool Street. The village benefits from a regular bus service and has an excellent range of facilities including a primary school, surgery, petrol station, Post Office, church, sports hall, public houses and a good range of shops. The village enjoys good access to the A14 and A11 both of which interconnect to the M11 motorway to London.

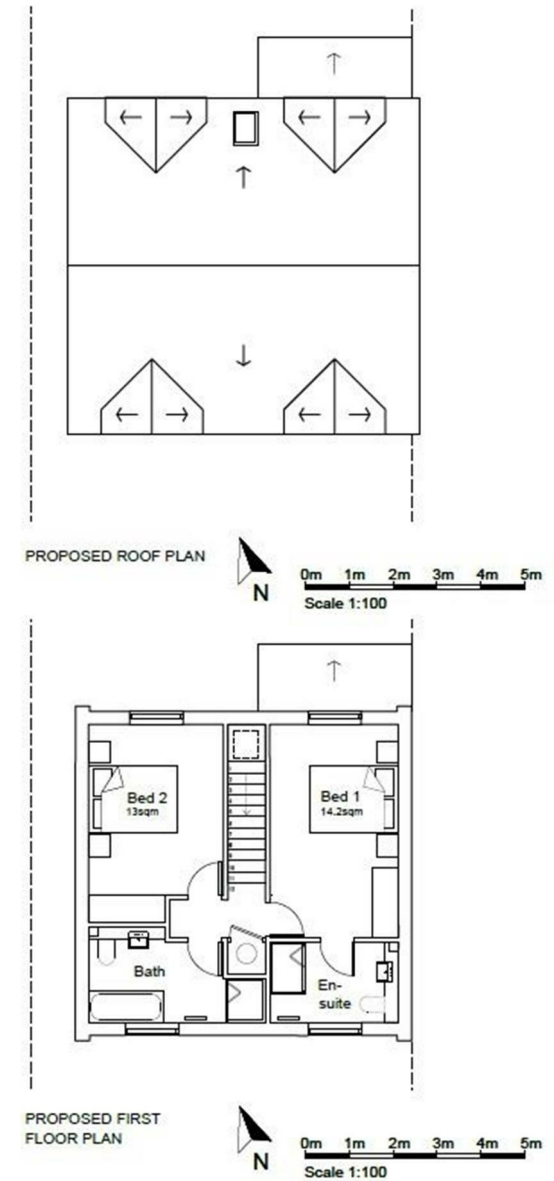
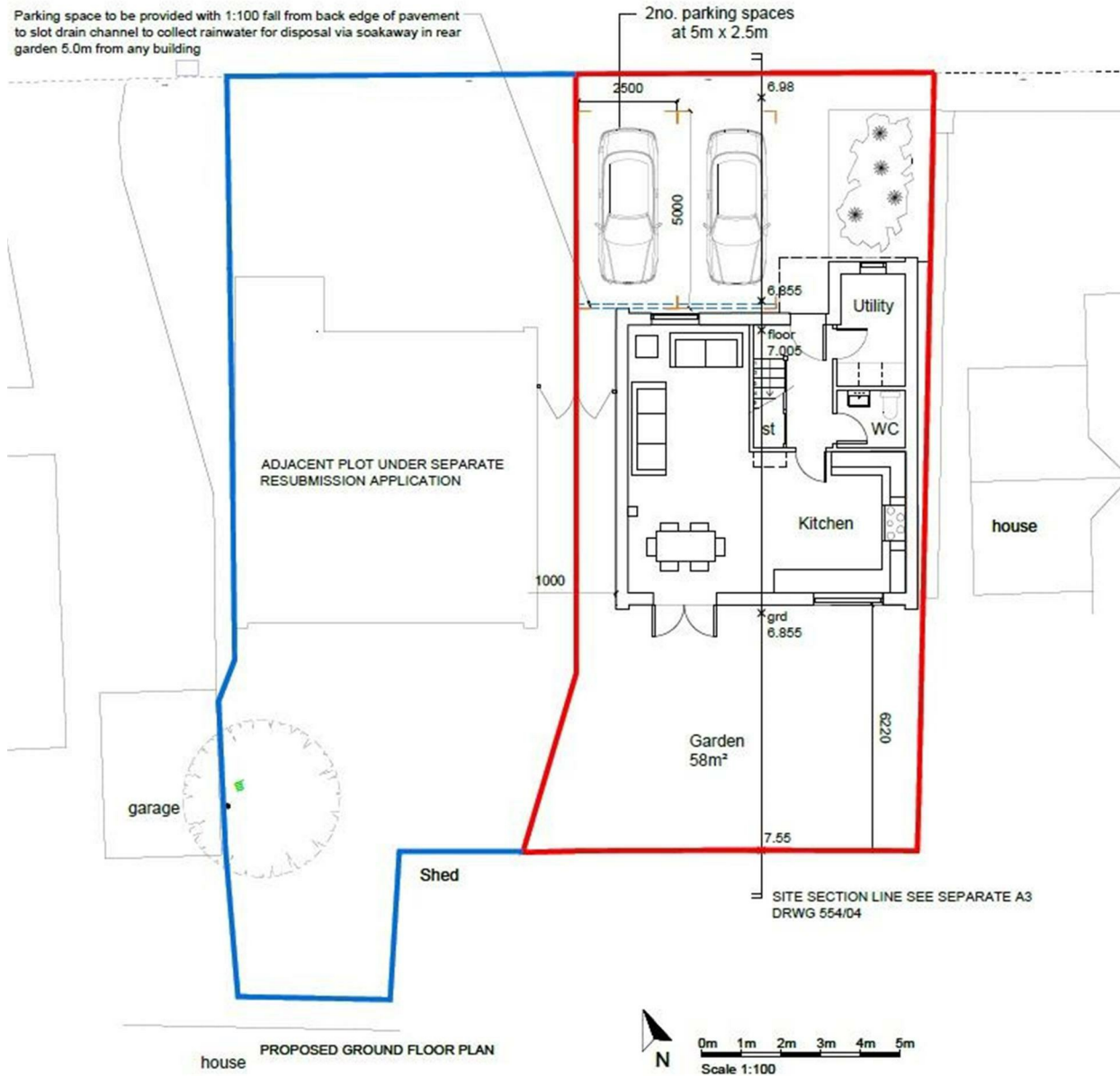


EXISTING SITE PLAN

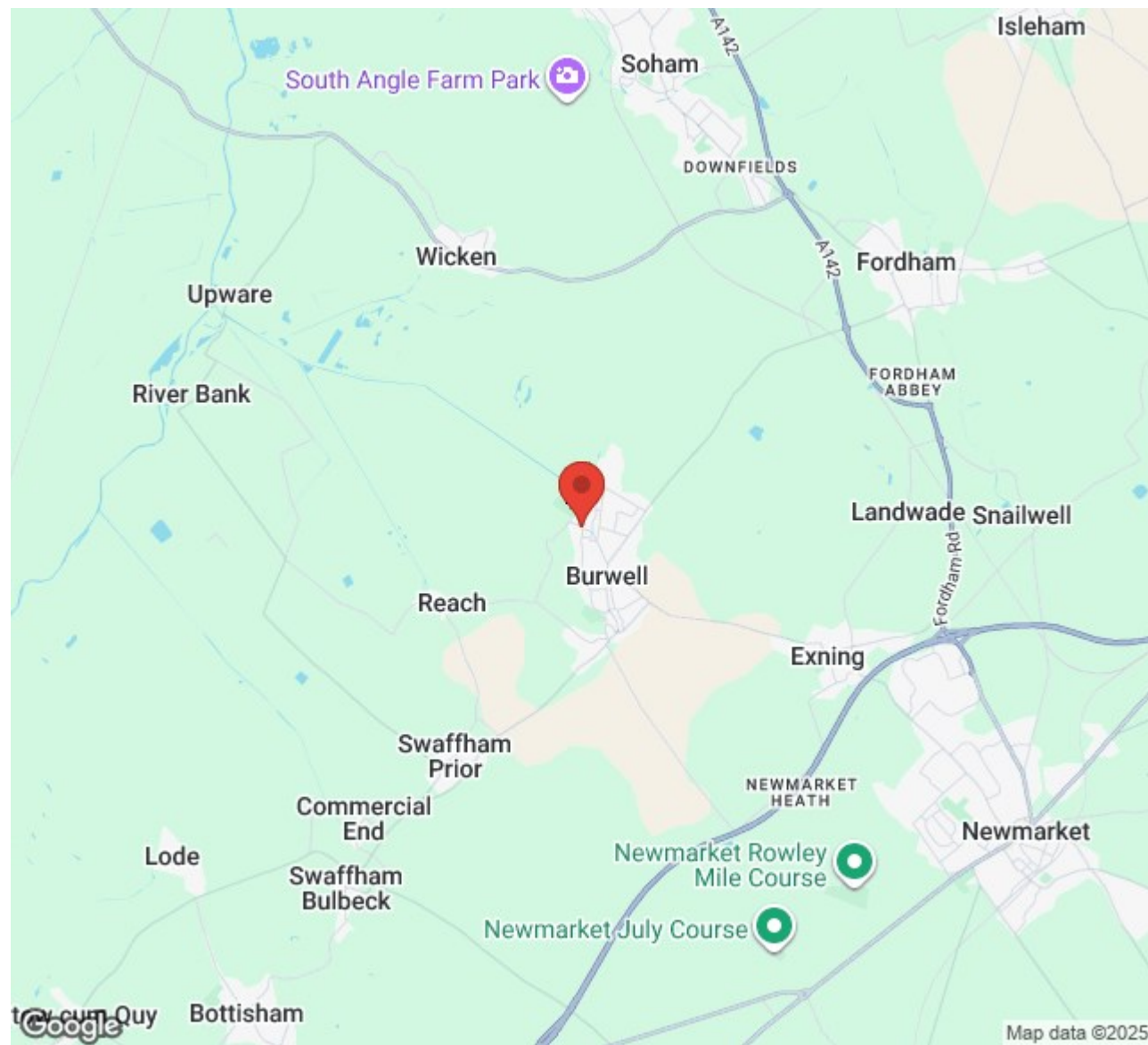


PROPOSED SITE PLAN

## HYTHE LANE








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Guide Price £120,000

Tenure - Freehold

Council Tax Band - New Build

Local Authority - East Cambridgeshire

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://cheffins.co.uk)



**CHEFFINS**

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.