



Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

Development Opportunity, 162 West Fen
Road, Ely, Cambridgeshire, CB6 3AD

A residential development opportunity with detailed planning consent for the demolition of the existing bungalow and construction of two, 4 bedroom detached dwellings.

- Residential Development Opportunity
- Detailed Planning Consent for Two, 4 Bedroom Detached Dwellings
- Convenient for City Centre & A10

Guide Price £420,000

PLANNING PERMISSION

Planning consent was granted on the 10th February 2023 by East Cambridgeshire District Council with a planning reference number of 22/01473/FUL. The planning consent states that development should be commenced within 3 years of the date of the permission.

The consent allows for the demolition of the existing bungalow and construction of two, 4 bedroom detached dwellings of approximately 190 square metres each.

SERVICES

Mains services are available within West Fen Road. Purchasers should make their own enquiries as to the exact location and capacity of these services.

TENURE

Freehold.

AGENT NOTES

The purchaser will be responsible for the payment of CIL.

Tenure – freehold

Council Tax Band – existing bungalow D

Property Type – existing property – detached bungalow

Property Construction – existing bungalow – brick and tile

Utilities / Services

Electric Supply – available in West Fen Road

Gas Supply – available in West Fen Road

Water Supply – available in West Fen Road

Sewerage – available in West Fen Road

Broadband Type – we understand from Ofcom that standard, superfast and ultrafast broadband is available to the site with ultrafast having a maximum download speed of 1800 mpbs

Mobile Signal/Coverage – we understand from Ofcom that 'voice' is indicated to be limited for 4 out of the 4 main providers checked and 'data' is indicated to be limited for 3 out of the 4 main providers checked

Flood risk – according to Gov.uk, the risk of surface water flooding is indicated to be medium risk, flooding from rivers and seas is indicated to be very low, and flooding from reservoirs or rivers in the area is indicated to be unlikely

Rights of Way, Easements, Covenants – tbc

Restrictions – tbc

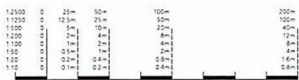
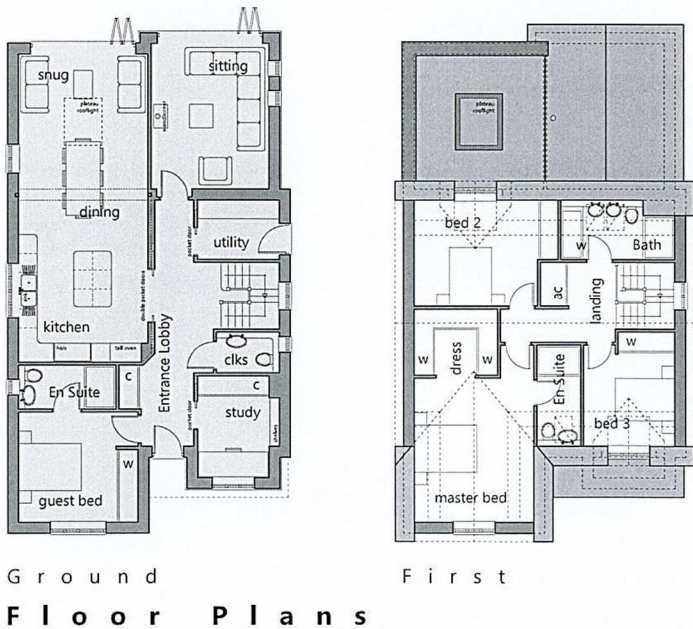
Conservation Area – n/a

Planning Permission – please see above

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

NOTES:
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B	REVISED PLANNING APPLICATION WITH REVISED HOUSETYPES FOLLOWING REFUSAL OF ECDC PLANNING APPLICATION REFERENCE NUMBER. 22/00450/FUL	13.12.2022
A	AMENDMENTS IN ATTEMPTS TO ADDRESS PLANNING OFFICERS CONCERNS	07.09.2022
-	PLANNING PORTAL SUBMISSION	13.03.2022
Rev	Notes:	Date:

Client:	
Lildex Property Ltd	
Project Reference:	
Revised Planning Application / Revised Housetypes following Refusal of Previous Application (ECDC Ref. No. 22/00450/FUL) for Demolition of Existing Bungalow & Erection of 2 No. Four Bed Dwellings with New Combined Access, along with Associated Parking, Turning & Site Works.	
Drawing Number:	JP-2022-007-3
Rev	B
Drawing Name:	
Proposed Floor Plans & Elevations - Plot No.1	
Address:	
162 West Fen Road, Ely, Cambridgeshire, CB6 3AD.	
Jamie Palmer Architectural Design Services Ltd 131a Brook Street, Soham, Cambridgeshire, CB7 5AE e-mail: jamie.palmer@jp-ads.co.uk mobile: 0777 111 1979	
Scale:	1:100
Paper Size:	A2

