



Newtown Road, Haddenham, CB6 3TF

CHEFFINS

Newtown Road

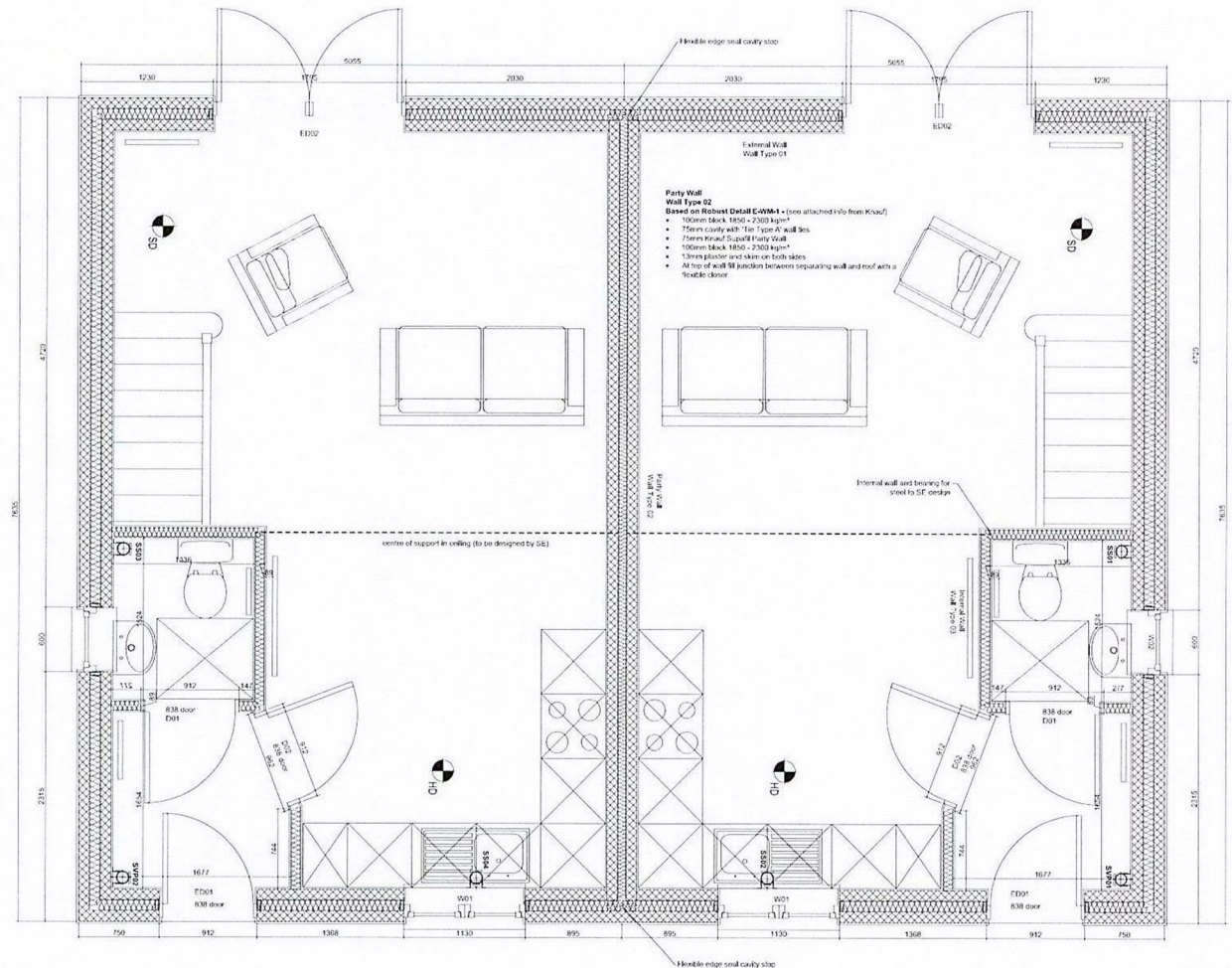
Haddenham,
CB6 3TF

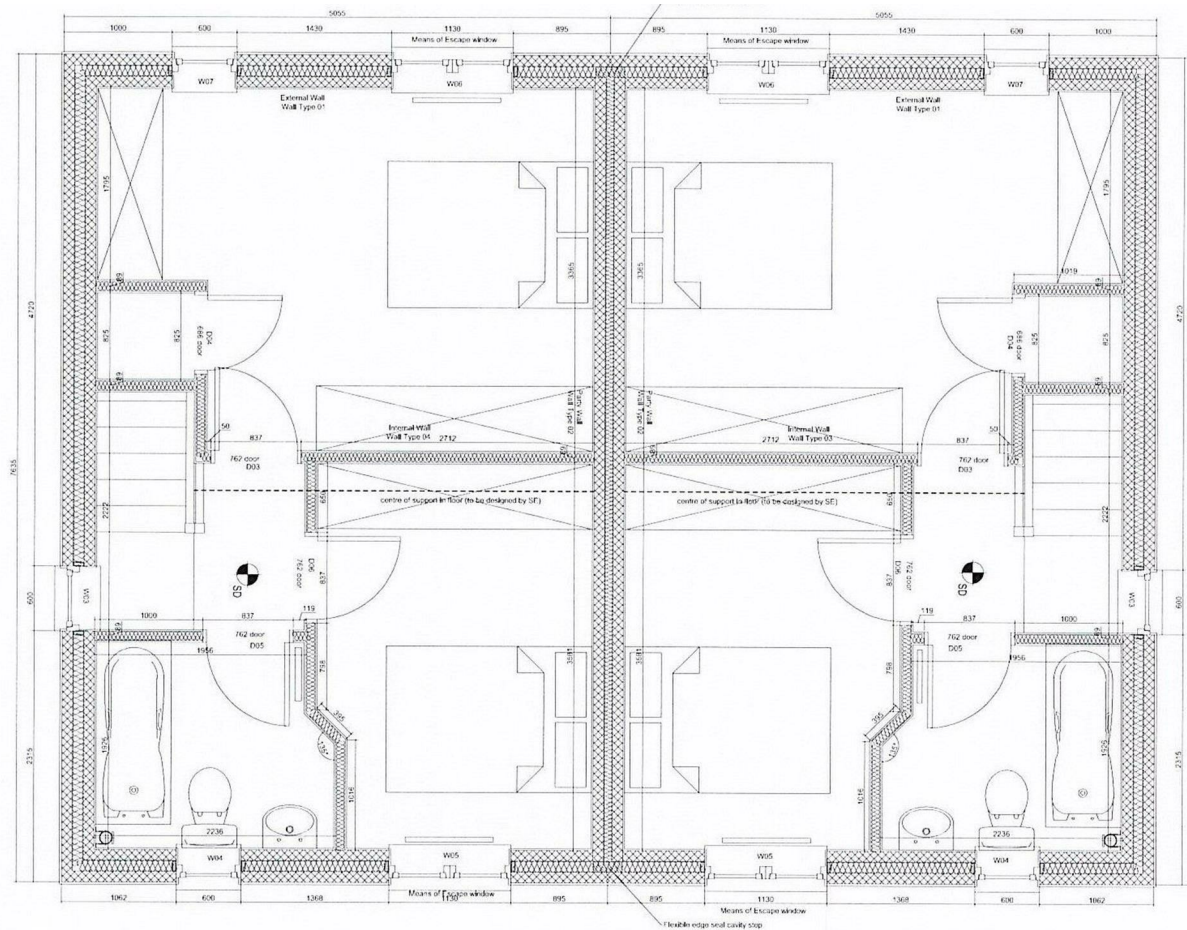


Guide Price £195,000

- Development Site
- Planning Consent for 2 Bedroomed Semi Detached Houses
- Foundations Part Completed
- Pre-Commencement Conditions Discharged
- Highly Regarded Village
- Freehold

A small development site with planning consent for a pair of 2 bedroom semi detached houses with gardens and parking.





LOCATION

HADDENHAM is a popular village situated approximately 7 miles South West of the Cathedral City of Ely and approximately 12 miles North of Cambridge. Haddenham has a range of day to day amenities and facilities including primary school, post office, 2 shops (1 with chemist), doctors surgery, butchers, take-away restaurant and public house, together with an art gallery/studio which has regular exhibitions. There are a number of clubs and societies within the village many of which are based at the Robert Arkenstal Centre in Station Road. A full range of shopping, sporting, schooling and domestic facilities are available at Ely including the Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants and Cambridge. Ely has a mainline rail service via Cambridge to London and surrounding centres.

PLANNING CONSENT

Planning consent was granted in March 2008 and Condition 2 (Materials) stated within that permission was discharged in April 2011.

The vendor informs us that prior to the planning consent expiring he commenced work on site by way of partly completing the foundations which were then inspected and passed by Building Control. This has been confirmed by East Cambs District Council.

Once constructed the houses will have an entrance hall with cloakroom, open plan ground floor accommodation consisting of kitchen and living area and 2 first floor bedrooms and a bathroom. They will have gardens to the rear and parking to the front.

In addition to the information above, the

vendor has confirmed he has progressed the following points:

1. Design work and structural calculations completed.
2. Houses have been given street numbers.
3. Deed of Easement is in place to connect into the mains drain.
4. Anglian Water agreement to take the drain.
5. NHBC registered project with inspections up to date.

Whilst this information is given in good faith a purchaser should seek confirmation of the above points from their legal advisor.

THE SITE

The site is located close to the entrance of Newtown Road next to number 9.

SERVICES

Mains water, electricity and drainage are available within Newtown Road.

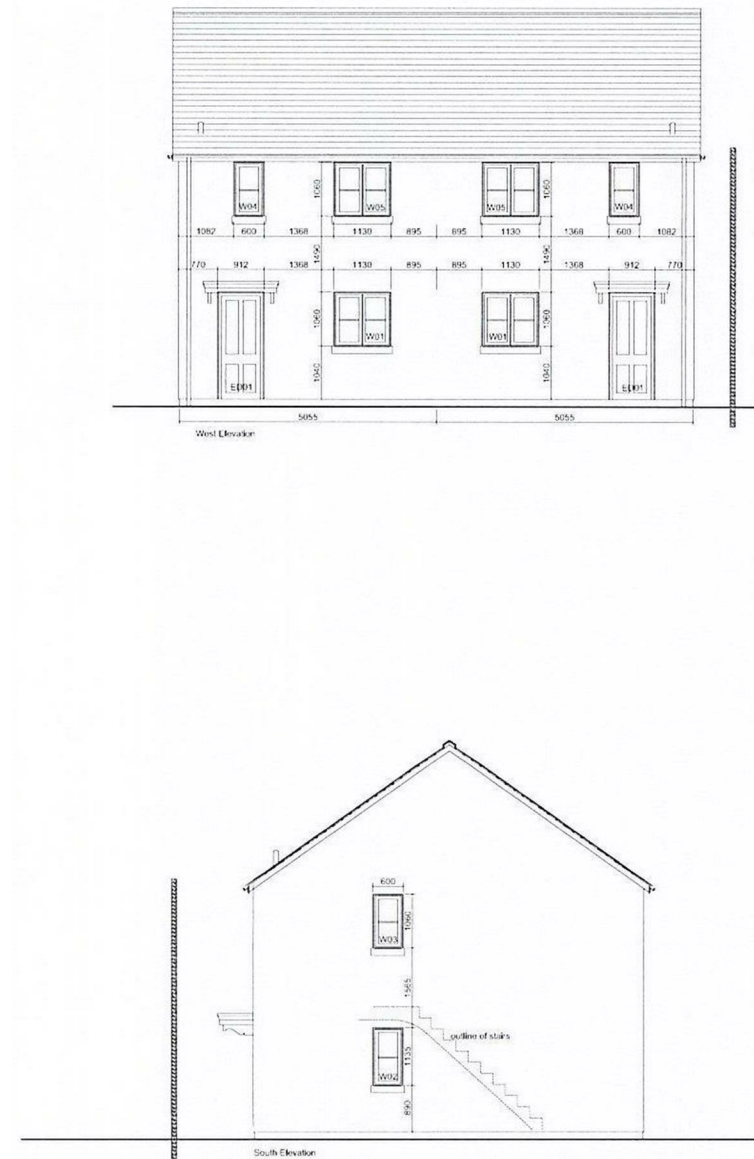
VIEWING

Strictly by appointment with the Agents

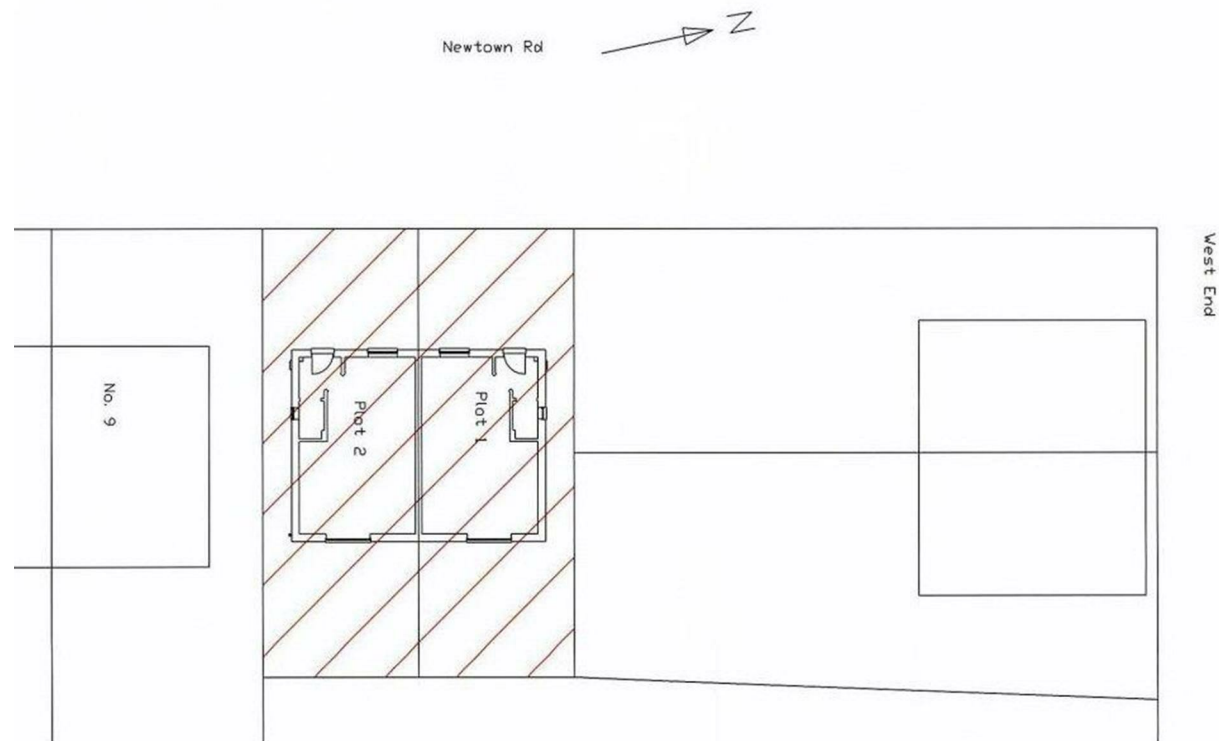
AGENT NOTES

Broadband – according to Ofcom.org.uk, Standard (16Mbps), Superfast (50Mbps) and Ultrafast (1800Mbps) broadband is available within Newtown Road.

Mobile Signal/Coverage – according to Ofcom.org.uk, limited coverage can be received for EE, Three, Vodafone and O2.



Guide Price £195,000
Tenure - Freehold
Council Tax Band - New Build
Local Authority - East Cambs District Council



Agents Note: 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>.

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

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



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.

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