



**Garages Adjacent to 3 West End, Ely, CB6 3AY**

**CHEFFINS**



## Garages Adjacent to 3 West End

Ely,  
CB6 3AY

A block of 3 garages and a garden situated within walking distance of the city centre and offering potential for residential development (subject to obtaining planning consent).

### LOCATION

ELY is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.

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**Guide Price £125,000**



**THE SITE**

The three garages are situated adjacent to number 3 West End, Ely, CB6 3AY and shown cross hatched and edged in red on the plan within these particulars.

There is parking to the front and enclosed garden to the rear which is a combination of patio and lawn.

The garages are currently sub-divided by timber partitions and have electricity connected. The external measurements of the block are 7.8m x 5.5m

There is an electricity sub-station located at the eastern end of the block requiring a right of access to be allowed.

**PLANNING**

Planning consent was granted on appeal in February 2005 for the construction of a 3 bedroom detached house on the site. However, this consent was never implemented and has therefore now lapsed.

The site is being offered for sale subject to planning consent being obtained by the purchaser. Our client would be prepared to enter into a Conditional Contract on the basis that the purchaser obtains the planning consent prior to completion of the sale.

The site is located within the development framework for Ely and also within a Conservation Area.

For further information in respect of the planning potential with this site please speak to Cheffins Head of Planning, Adam Tuck on 01353 664231

**SERVICES**

The garages have electricity connected, mains water, gas and drainage are available in West End. Purchasers should make their own investigations into the exact location and capacity of these services.

**TENURE**

Freehold.

**VIEWING**

Strictly by appointment with the Agents.



## Garages Adjacent 3 West End, Ely, CB6 3AY.

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

Guide Price £125,000

Tenure – Freehold

Council Tax Band – Exempt

Local Authority – East Cambs District Council



**Promap**  
LANDMARK INFORMATION

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Printed Scale - 1:500. Paper Size - A4

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For Identification Purposes Only.

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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.



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