



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

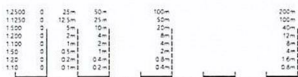
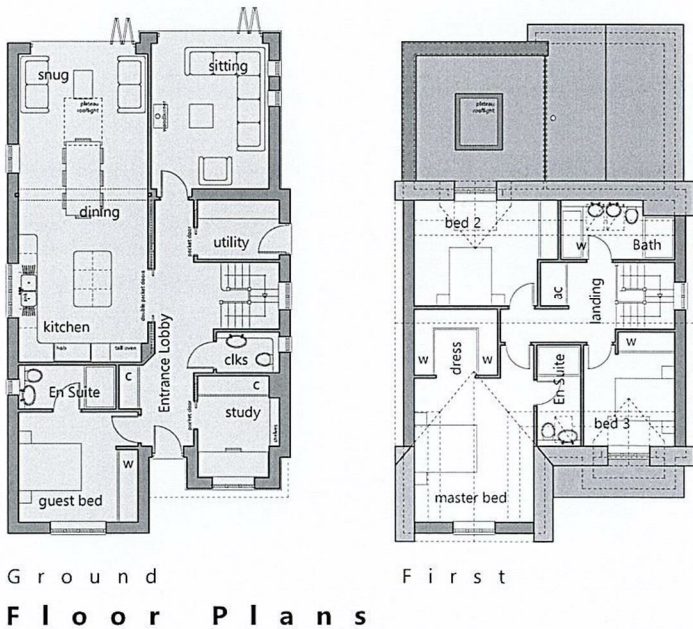
Conservation Area – n/a

Planning Permission – please see above

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

NOTES:
COPYRIGHT RETAINED BY AGENT
THIS DRAWING MUST NOT BE SCALED
ALL DIMENSIONS TO BE CHECKED ON SITE BY
CONTRACTOR PRIOR TO COMMENCING WORK OR
ORDERING ANY MATERIALS.
ANY DISCREPANCIES TO BE NOTIFIED IMMEDIATELY.



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

NOTES:

COPYRIGHT RETAINED BY AGENT

THIS DRAWING MUST NOT BE SCALED

ALL DIMENSIONS TO BE CHECKED ON SITE BY
CONTRACTOR PRIOR TO COMMENCING WORK OR
ORDERING ANY MATERIALS.

ANY DISCREPANCIES TO BE NOTIFIED IMMEDIATELY



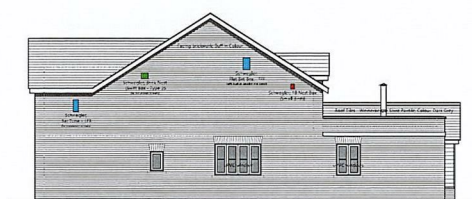
Front Elevations



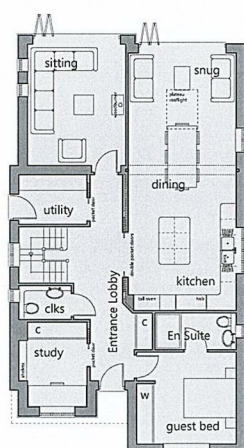
Side



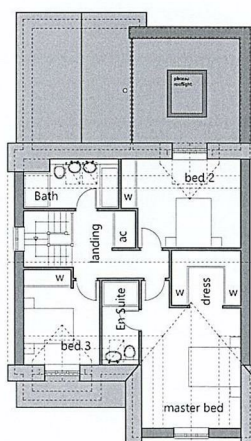
R e a r



Side



Ground Floor Plans




F i r s t

A	REVISED PLANNING APPLICATION WITH REVISED HOUSETYPES FOLLOWING REFUSAL OF ECDC PLANNING APPLICATION REFERENCE NUMBER. 22/00450/FUL	13.12.2022
-	PLANNING PORTAL SUBMISSION	13.03.2022
Per:	Notes:	Date:

ref	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-2022-007-4	Rev: A
Drawing Name:			
Proposed Floor Plans & Elevations - Plot No.2			
Address:			
162 West Fen Road, Ely, Cambridgeshire, CB6 3AD.			
		Jamie Palmer Architectural Design Services Ltd 131a Brook Street, Solihull, Cambridgeshire, CB7 5AF email: jamie@jamiepd.co.uk mobile: 0777 111 1979	
		Scale:	1:100
		Paper Size:	A2

Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		70	
<p>Not energy efficient - higher running costs</p> <p>England & Wales</p>		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(32 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2019/1023

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