



School Lane, Aldreth, CB6 3PL

**CHEFFINS**



## School Lane

Aldreth,  
CB6 3PL

- Building Plot of Approx. 0.75 of an Acre (STS)
- Planning Consent for Approximately 2,850 Sq Ft House & Detached Garage of Approximately 300 Sq Ft
- Quiet Lane Location with Attractive Far Reaching Views

A superb opportunity to purchase a single building plot in approximately 0.75 of an acre (sts) with detailed planning consent for a 5 bedroom house of approximately 265 square metres (2,853 square feet) and detached garage of approximately 35 square metres (300 square feet). Approximately 3,200 square feet overall to include the house and garage.



## Offers In Excess Of £300,000





## LOCATION

Aldreth is a small hamlet situated adjacent to the larger village of Haddenham where there are many amenities available. 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 post office, 2 day-to-day shops, chemist, doctors surgery, butchers, take-away restaurant etc., together with an art gallery/studio which has regular exhibitions. The village also has many clubs and societies. Aldreth offers some excellent walks across the fen countryside and along the Old West River a tributary of the Great Ouse. The river also offers boating and angling opportunities. A full range of shopping, sporting, schooling and domestic facilities are available at Ely and Cambridge. Ely has a mainline rail service via Cambridge to London and surrounding centres.

## PLANNING

Planning consent for a replacement dwelling and detached garage with associated works was granted on the 25th August 2022 by East Cambridgeshire District Council under a planning reference of 22/00738/FUL and expires in August 2025.

Once built the property will comprise on the ground floor, entrance hall, kitchen/dining room, utility, cloakroom, separate dining room, lounge, study and sitting room. On the first floor there will be the landing, master bedroom with dressing room and ensuite, 4 further bedrooms (1 with ensuite) and family bathroom. There will also be a double garage.

## AGENT NOTES

The purchaser will be responsible for discharging the pre-commencement conditions outlined in the planning consent.

The purchaser will be

responsible for the payment of the Community Infrastructure Levy (CIL).

Tenure - Freehold

Broadband - According to ofcom.org.uk, Standard (7 Mbps) Superfast (70 Mbps) and Ultrafast (1000 Mbps) are available within the area. Highest available download speeds shown in brackets.

Mobile Signal/Coverage - According to ofcom.org.uk, limited mobile coverage is available for two out of four main providers checked.

Flood risk - The Environment Agency website states that there is a low risk of surface water flooding.

Planning Permission - Referred to within these sales particulars.

## ADDITIONAL NOTE

Please note there is a pending planning application in respect De Freville Farm which is located to the rear (North-East) of the building plot. Details can be found on the planning section of

East Cambs Di  
website with  
reference of 25/1

## VIEWING ARR

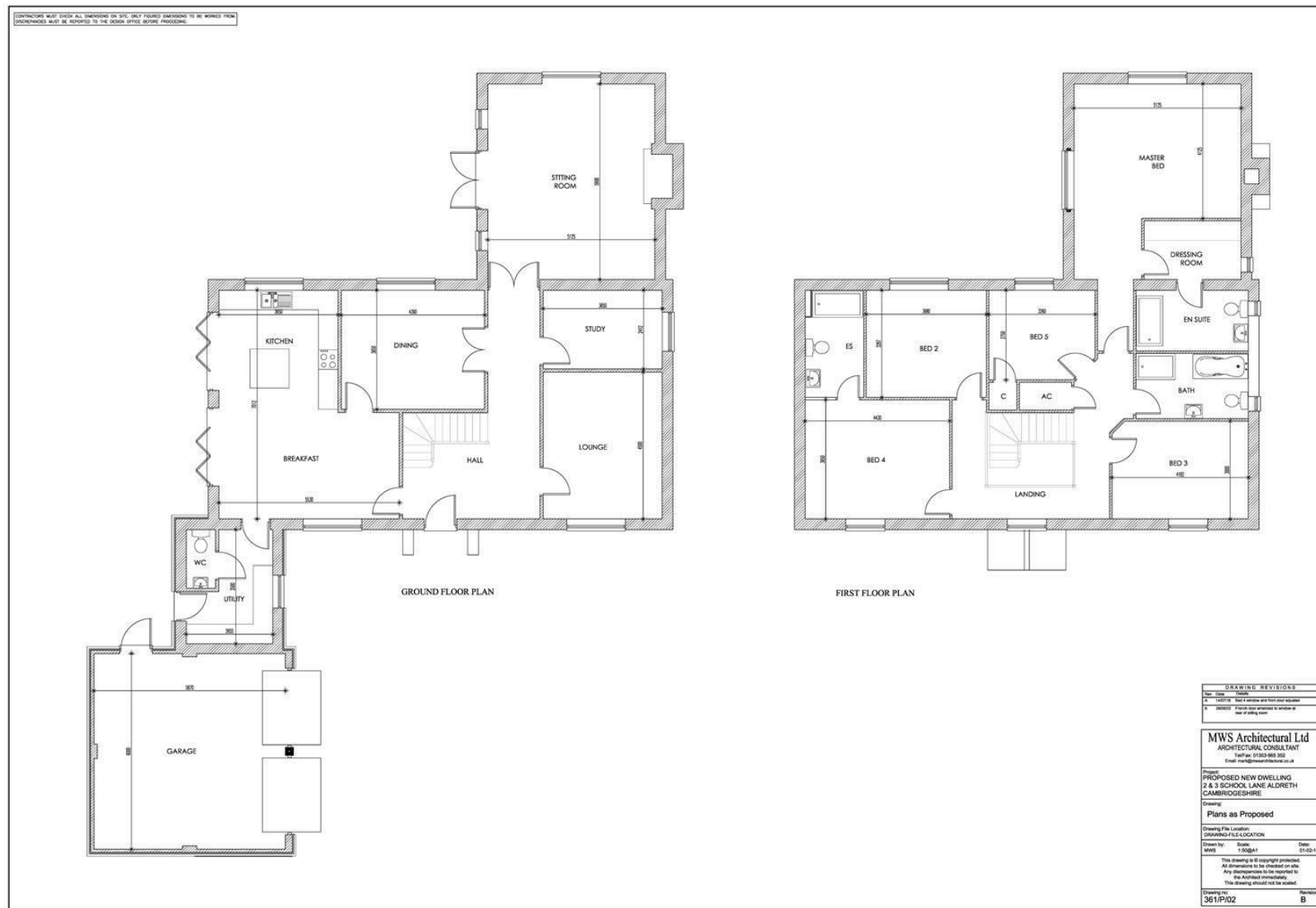
Strictly by appoi  
Agents.







Offers In Excess Of £300,000  
Tenure - Freehold  
Council Tax Band - New Build  
Local Authority - East Cambs  
District Council



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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.