

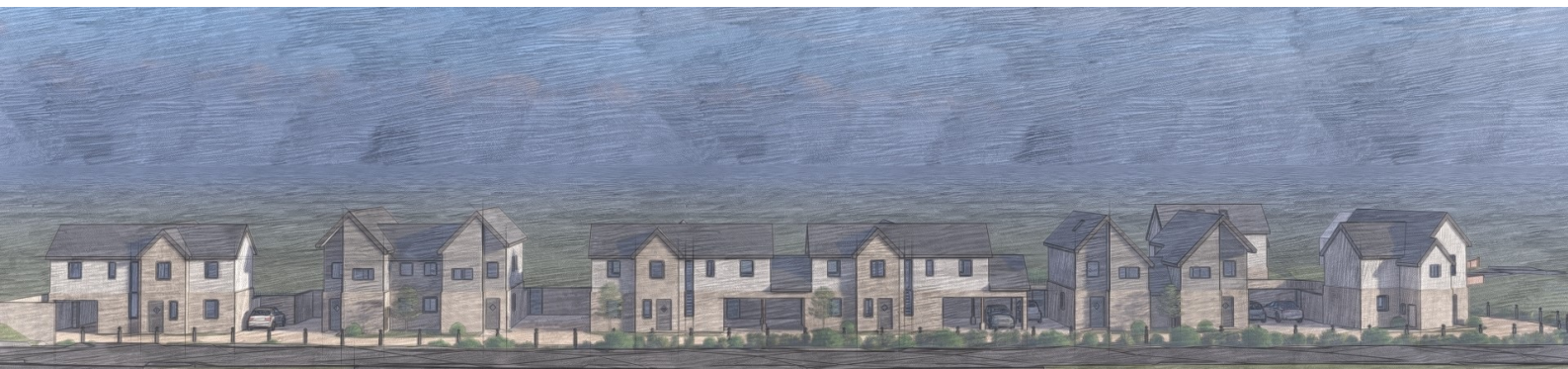


Development site at The Holmes,

Littleport, Ely, Cambs, CB6 1NH

Guide Price £775,000

Excellent development opportunity in this popular village location. The site has full planning permission granted from East Cambridgeshire District Council under reference 21/00297/FUL for 9 private houses and associated vehicular access, being a mix of 2,3 and 4 beds. The site is offered for sale freehold. Call for further details.



Littleport

Littleport is a small market town of about 8,000 people, located on the A10 between Ely and Downham Market. It is served by a railway giving access to Cambridge and London Kings Cross. It has a historic town centre, with a range of small local and independent shops, which serve the surrounding area. Other facilities include two primary schools, a library, medical centre, post office and a sports and leisure centre.

Title

The site is registered under Title reference CB328904. (Land lying to the northeast of 33 The Holmes, Littleport, CB6 1NH)

Tenure & Possession

The site is for sale Freehold and with vacant possession.

Planning

Full planning was granted by East Cambridgeshire District Council on 22nd December 2021 (Reference 21/00297/FUL), for the erection of 9 private dwellings with associated vehicular access. Full planning conditions and drawings can be found on the council's planning portal or obtained via Bovingsdons Estate Agents.

Estimated GDV

Selling prices for the 9 completed houses have been estimated by Bovingsdons Limited to give a Gross Development Value in the region of £3.335 million, based on the market conditions as of March 2024. A breakdown by individual plot can be provided upon request. **The sellers have already undertaken substantial pre-development work.**

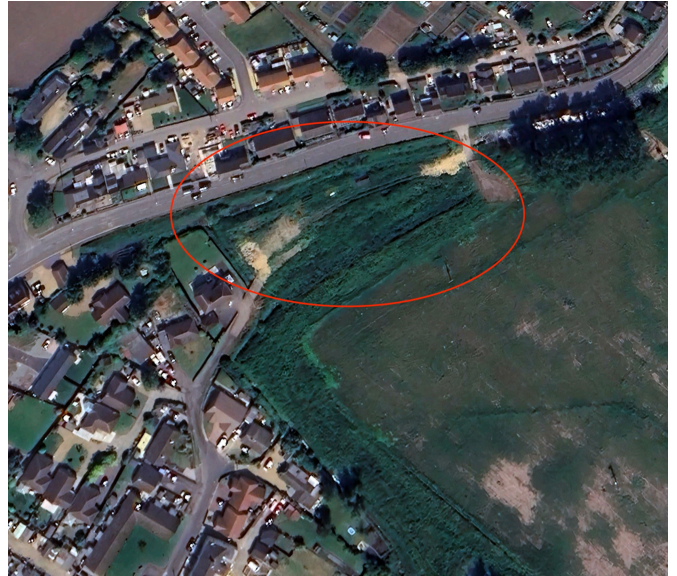
Method of sale

The site is for sale by Private Treaty.

OFFERS

Offers are invited for the freehold purchase of the site. All offers will need to be confirmed in writing to the seller's agent and include the following:

- 1 - Any proposed conditions attached to the offer.
- 2 - Proof of funding.
- 3 - Timescales for the proposed submission of any planning conditions to be agreed, exchange and completion.
- 4 - Proof of ID for buyers whether private or company.
- 5 - Details of solicitors to be instructed on the purchase.



Restrictive Covenants

We are not aware at this time of any restrictive covenants on the site, but prospective buyers must confirm this for themselves via their legal representatives before committing to the purchase.

Services

All prospective buyers are to make their own enquiries as to the location and provision of services.

Wayleaves, Easements & Rights of Way.

The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and allotted rights and obligations, easements, quasi-easements and all wayleaves, whether referred to or not in these sales particulars. - Purchasers will be deemed to have full knowledge and satisfied themselves as to the provisions of such matters which may affect the property.

VAT

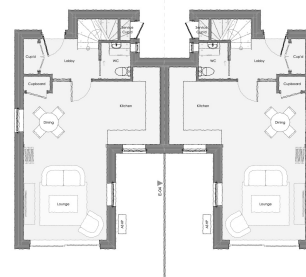
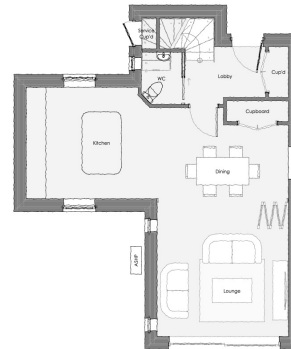
Should any sale of the land or any right attached to it become chargeable for VAT, then such tax will be the liability of the purchaser to settle in addition to the purchase price.

Viewings

Viewings - Whilst the site is visible from the roadside, all viewings are to be agreed via the seller's sole agent.

Notes

The sellers have already undertaken substantial pre-development work which includes detailed designs, environmental work, site clearance, installation of piling for 7 units and ring beams for the remaining two units. Total expenditure to date is circa £250,000. Details of this work can be made available to buyer when required.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

41a High Street, Soham, Cambs CB7 5HA
 Tel: 01353 725723.

Email: info@thebovingdons.co.uk

<https://www.thebovingdons.co.uk>