



## Building Plots adjacent 47 Fordham Road

Soham , Ely, Cambs, CB7 5AJ

**Guide Price £275,000**

Excellent opportunity to acquire this building plot with outline planning granted by East Cambridgeshire District Council (Ref 22/01427/OUT) for 2 detached three-bedroom bungalows, situated on the southern outskirts of the popular town of Soham with easy access to Ely City and Newmarket.



## Soham

Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14. Soham has its own range of local shops including the Co Op, Asda, M&S Local and small eateries, pubs, hairdressers, leisure centre and doctor's surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the well-regarded Soham Village College. Soham train station, links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

## Title

The site is registered under Title reference CB171227 ( Land on South-East side of 73 Fordham Road, Soham, Ely, Cambs)

## Tenure & Possession

The site is for sale Freehold and with vacant possession.

## Planning

Planning was granted by East Cambridgeshire District Council on 3rd March 2023 (Reference 22/01427/OUT), for the erection of 2 private - bedroom detached bungalows with associated vehicular access, dropped kerb and associated works. Full planning conditions and drawings can be found on the councils planning portal or obtained via Bovingsdons Estate Agents.

## Estimated GDV.

Selling prices for the 2 completed bungalows which are both circa 106 sq. m (1140 sq. ft), have been estimated by Bovingsdons Limited to give a Gross Development Value in the region of £750,000 - £800,000 based on the market conditions as of November 2024.

## 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 reserved matters (due before March 2025), exchange and completion.
- 4 - Proof of ID for buyers whether private or company purchase.
- 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

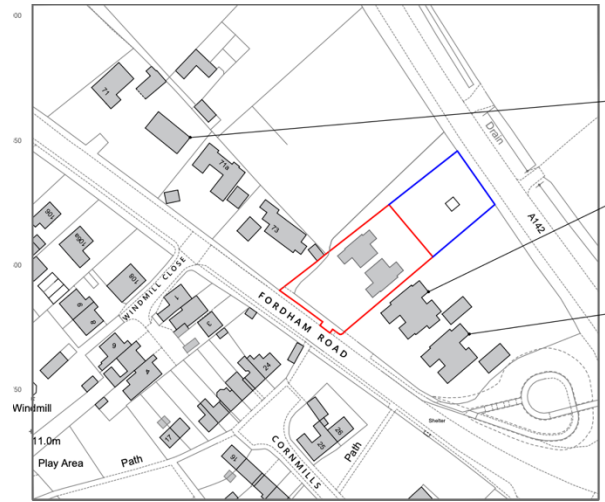
Should any sale of the land or any right attached to it become chargeable for VAT, then such tax will be the liability of the purchaser to settle in addition to the purchase price.

## Viewings

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

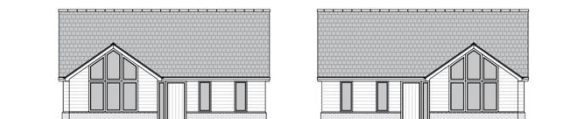
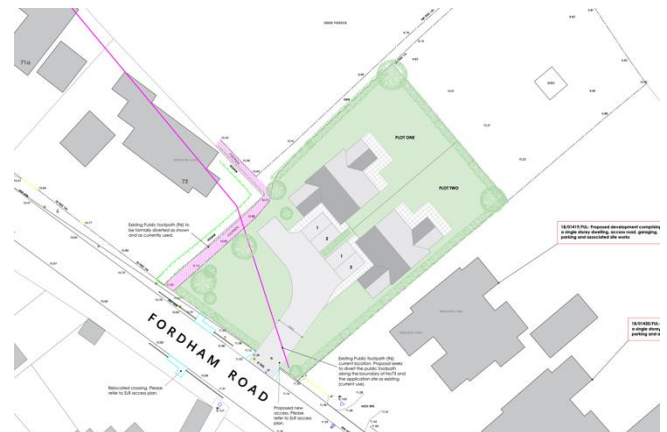
## Notes

Local council is East Cambridgeshire District Council.  
County is Cambridge County Council.



INDICATIVE FLOOR PLAN

Scale 1 : 100



INDICATIVE ELEVATIONS

Scale 1 : 100

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.