



**BOVINGDONS**  
THE PROPERTY AGENTS



**Plot at 13a Townsend**  
Soham, Ely, Cambs, CB7 5DD  
**Guide Price £150,000**

Plot at 13a Townsend, Soham, Ely, Cambs, CB7 5DD

This development opportunity has full planning for 2 semi-detached houses with parking and is located on the northern outskirts of the town. Planning was approved by East Cambridgeshire District Council under reference 23/01370/FUL dated March 15th, 2024, and a subsequent variation, Ref 24/01084/VAR dated 9th December 2024.

### 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/A11.

Soham has its own range of local shops including the Co-Op & Asda 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 highly-rated 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 A1.

**Description** - This development opportunity has full planning for 2 semi-detached houses of approximately 1087 sq ft (101 sq m) with parking and is located on the northern outskirts of the town. Estimated GDV is circa £620,000

**Registered Title** - The site is registered under title reference CB430479

**Tenure & Possession** - The site is for sale freehold, with vacant possession upon completion.

**CIL** - The Community Infrastructure Levy for Residential Zone A for 204 sq. m was set at £13,695.86 (July 2025).

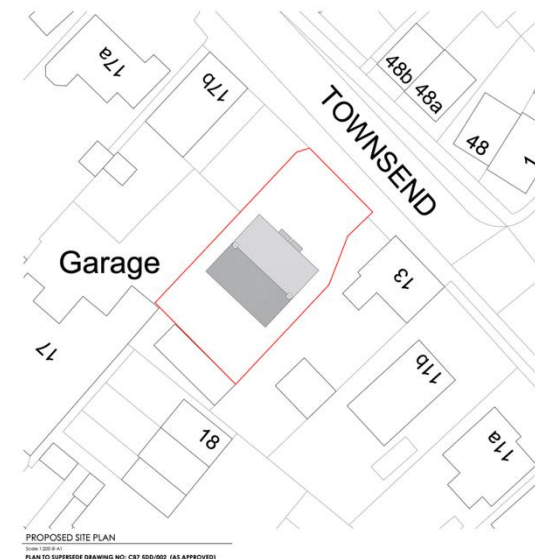
**Planning** - Planning has been approved by East Cambridgeshire District Council under reference 23/01370/FUL dated March 15th, 2024, and subsequent variation, Ref 24/01084/VAR dated 9th December 2024, for the erection of 2 semi detached, two storey houses.

**Method of Sale** - The property 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 sole agent and include the following:

- 1 - Any proposed conditions attached to the offer.
- 2 - Proof of funding.
- 3 - Timescales for expected approval of conditions as per planning permission, exchange and completion.
- 4 - Proof of ID for all buyers.
- 5 - Details of Solicitors to be instructed on the purchase
- 6 - Confirmation that a 10% deposit will be paid on exchange of contracts.

**Services.** - All prospective purchasers are to make their own enquiries as to the location/provision of services, although we believe these to be located adjacent the plot.



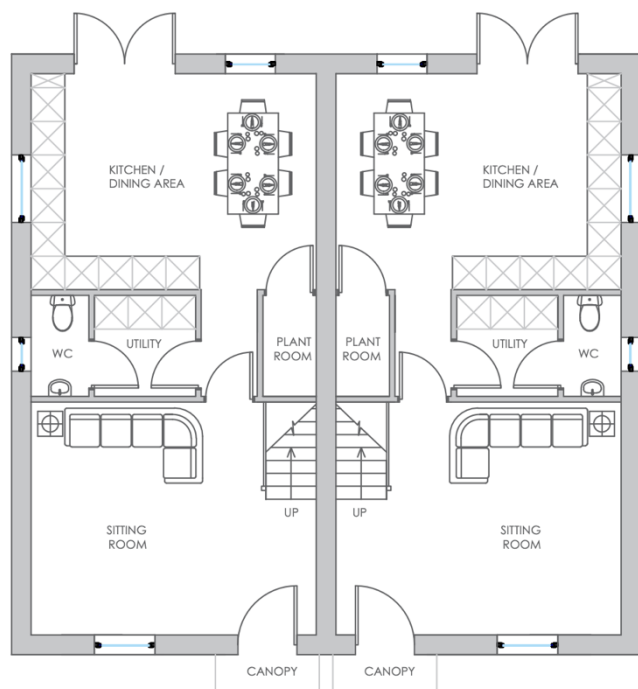
**Restrictive Covenants, Wayleaves, Easements & Rights of Way** - We are not aware of any restrictive covenants associated with the site but the land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and allotted rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the sales particulars. - Purchasers will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters which may affect the property.

**Value Added Tax** - 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.

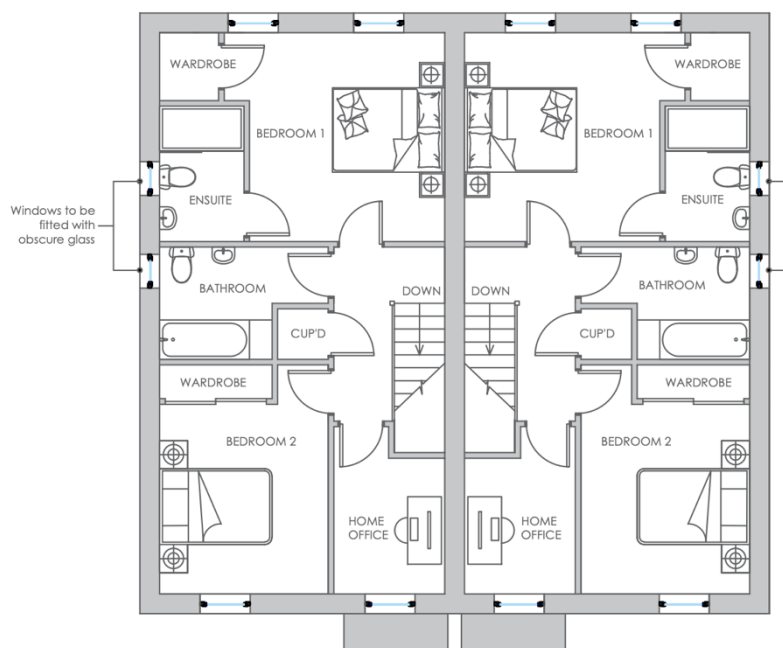
**Local Authorities** - East Cambridgeshire District Council - [www.eastcambs.gov.uk](http://www.eastcambs.gov.uk)  
Cambridgeshire County Council - [www.cambridgeshire.gov.uk](http://www.cambridgeshire.gov.uk)

**Viewings** - Access to the site and viewings are strictly by appointment via Bovingsdons Limited. When onsite, we would ask you to be a vigilant as possible for your own personal safety. - Call 01353 725723 or 07500 115321.

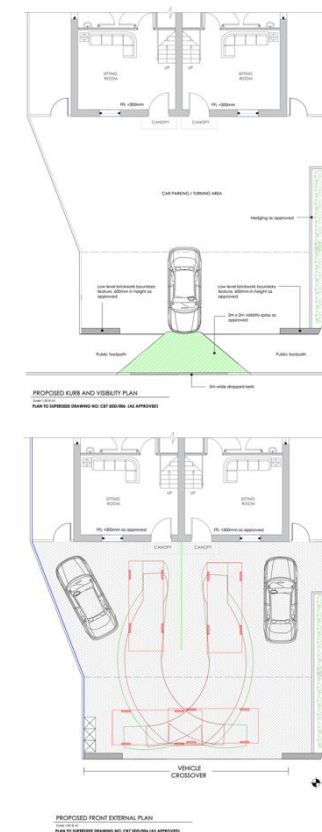
## Floor Plans



PROPOSED GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



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.