



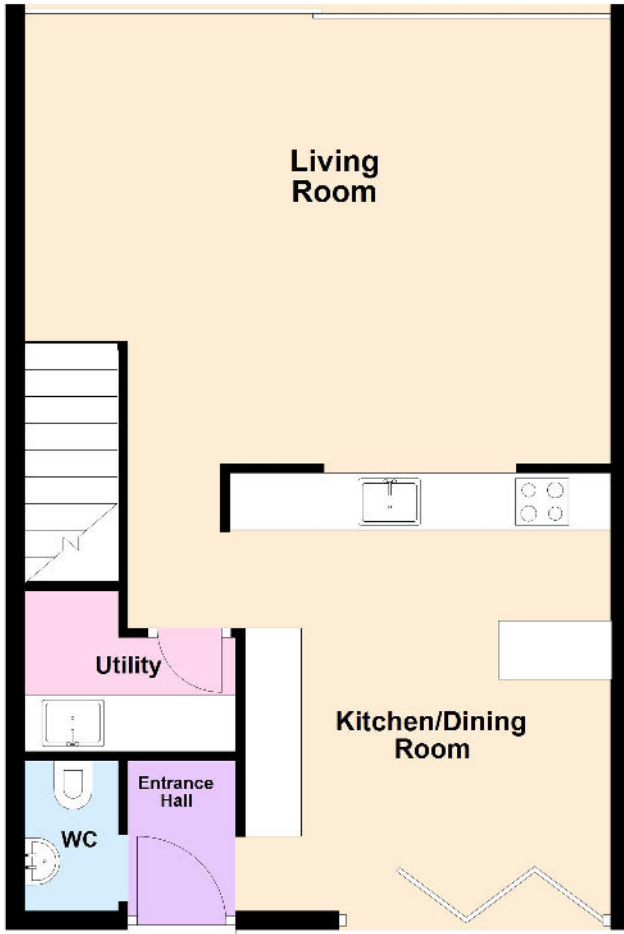
Building plot at 4a Ely Road

Prickwillow, Ely, Cambs, CB7 4UJ

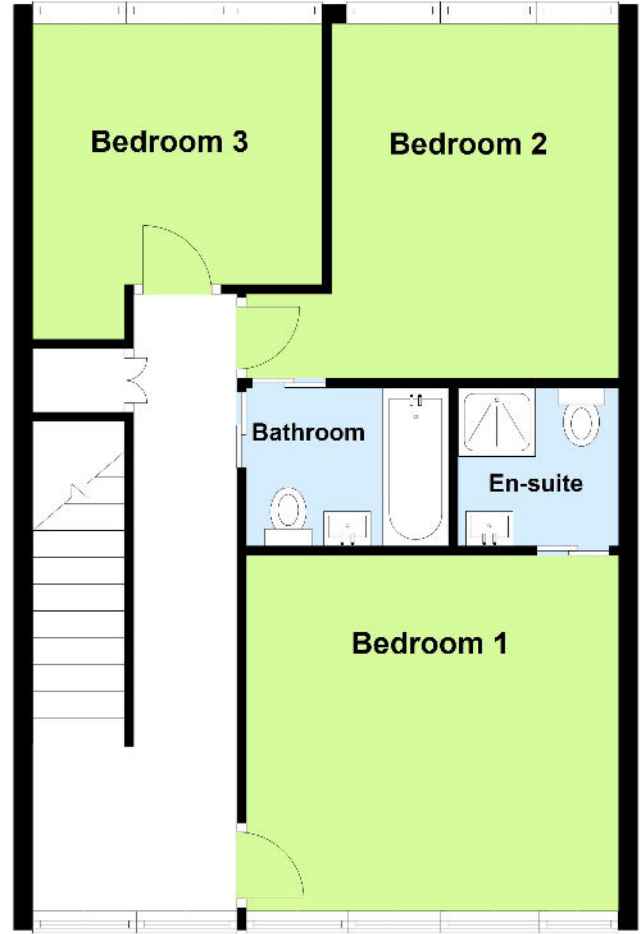
Guide Price £225,000

Great opportunity for the self-builder or developer on this single plot, located on the outskirts of this small hamlet only a short drive from the City of Ely. Planning permission has been granted for the erection of a contemporary 3-bedroom detached home with garden studio, which has been designed by the renowned Cambridgeshire based architect, Jonathan Ellis-Miller. The site has further open space to the rear and backs onto open countryside. The City of Ely is less than 10-minute drive away.

Ground Floor
Approx. 59.3 sq. metres (638.4 sq. feet)



First Floor
Approx. 59.3 sq. metres (638.4 sq. feet)



Total area: approx. 118.6 sq. metres (1276.7 sq. feet)

Description

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Title, Tenure & Possession

The title is registered under reference CB461205. The site is for sale Freehold and with vacant possession.

Method of Sale

The site is for sale by Private Treaty.

Planning

The site has the benefit of planning permissions from East Cambridgeshire District Council, granted originally in 2017 (ref 17/01232/OUT) as part of larger site and then again in 2021 for the current property design(ref 20/01771/FUL) with a variance in 2023 (Ref 23/00432/VAR) for ground floor layout change of external materials and moving the garden room. The permission is for a single detached dwelling designed by renowned architect Jonathan Ellis-Miller. Development was commenced on 14th April 2023 and approved by Gateway Building Control.



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 outstanding planning conditions/reserved matters to be agreed, exchange and completion.
- 4 - Proof of ID for buyers whether private or company purchase.
- 5 - Details of solicitors to be instructed on the purchase.

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 provision and location of services, although we have been informed by the sellers of mains electric, water, drainage and broadband connections.

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

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

Notes

Local Council is East Cambridgeshire District Council.

Full planning permission granted 11th June 2021.

Full details of the various planning permissions and drawings can be downloaded from East Cambs District Council planning portal or requested from the seller's agent.



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.