



A fantastic opportunity to acquire an excellent building plot with outline planning permission for a single storey dwelling with just under 1 acre of land, set in this picturesque, rural north Cambridgeshire village, surrounded by open countryside.

In brief

Ely 2 miles, (mainline railway station to Cambridge with services to London's Liverpool Street and King's Cross), Cambridge 19 miles, Huntingdon 23 miles, (distances are approximate).

**BUILDING PLOT ADJACENT TO CHURCH FARM,
CHETTISHAM**

Situation

Chettisham is located just 2 miles north of the historic Cathedral City of Ely and 19 miles from the University City of Cambridge. Regular bus services operate to nearby Ely which provides an excellent range of day to day shopping facilities and schools catering for all age ranges including the independent school King's Ely. There are various sporting and leisure activities, including the Ely Leisure Village with multi-screen cinema and restaurants. For the commuter, there is a mainline railway station at Ely with direct services to Cambridge and London (King's Cross and Liverpool Street in about 75 and 95 minutes respectively).

Description

This uniquely shaped plot, with a generous frontage, as outlined in red on the site plan, comprises about 0.95 of an acre (0.383 hectares). An approximately level site, there are a number of established trees and bushes, farm buildings and clearly defined boundaries to the south, east and west with a mixture of hedgerows, mature trees fencing and brick walling.

Agents Note

The purchaser will be expected to build the dwelling in line with the consented planning permission. Any changes or adjustments will need approval.



Planning Permission

Outline planning permission (ref: 18/01204/OUT) was granted by East Cambridgeshire District Council on 16 January 2019, for the erection of a single storey dwelling of approximately 4,000 sq ft on the site of the existing barns together with land extending to approximately 1 acre. Copies of the planning permissions are available upon request from Bidwells or via the East Cambridgeshire District Council website www.eastcambs.gov.uk and following the planning link.

**BUILDING PLOT ADJACENT
TO CHURCH FARM,
THE HAMLET,
CHETTISHAM,
ELY, CB6 1SB
£265,000 (GUIDE PRICE)**



Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

Andrew Tucker
01223 559510
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Stonecross, Trumpington High Street, Cambridge, CB2 9SU

Additional Information

Services

Prospective purchasers must satisfy themselves as to the adequacy of all services prior to making an offer.

Local Authorities

East Cambridgeshire District Council
T: 01353 616941

Tenure & Possession

The building plot is for sale freehold.

Health & Safety

In the interest of health and safety, please ensure that you take due care when inspecting any site.



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