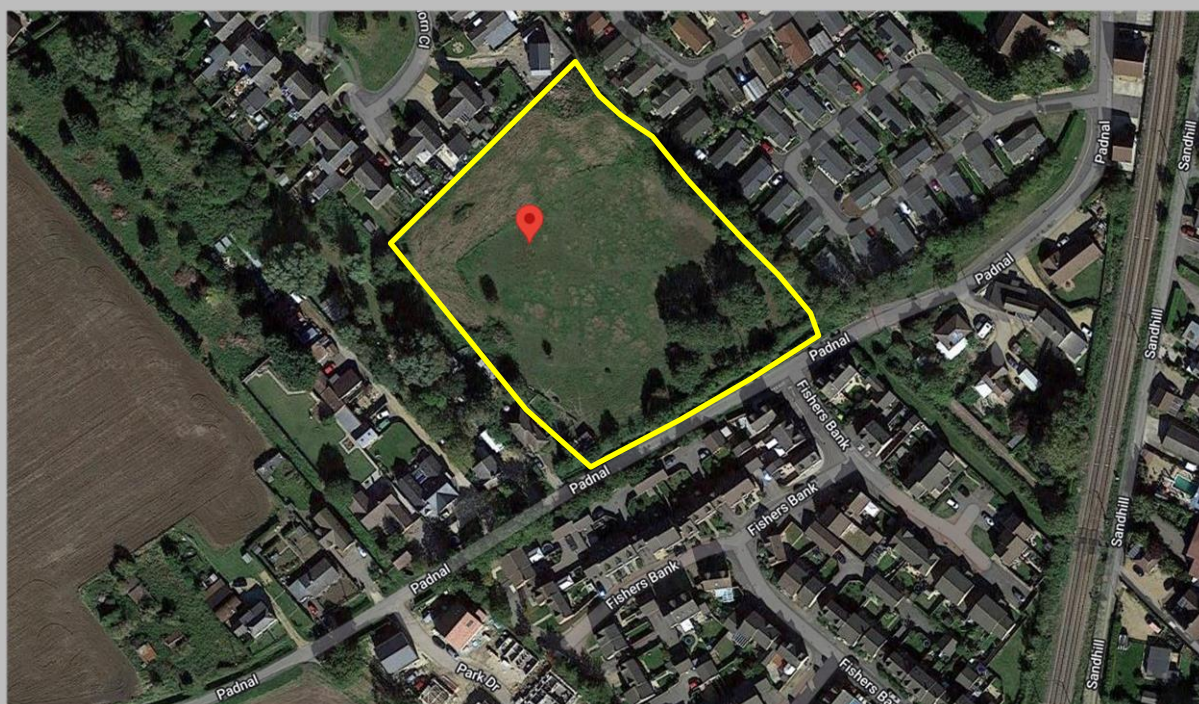




william h brown

Land North East Of Rijon, Padnal, Littleport, Ely, CB6 1NS



For identification purposes only.

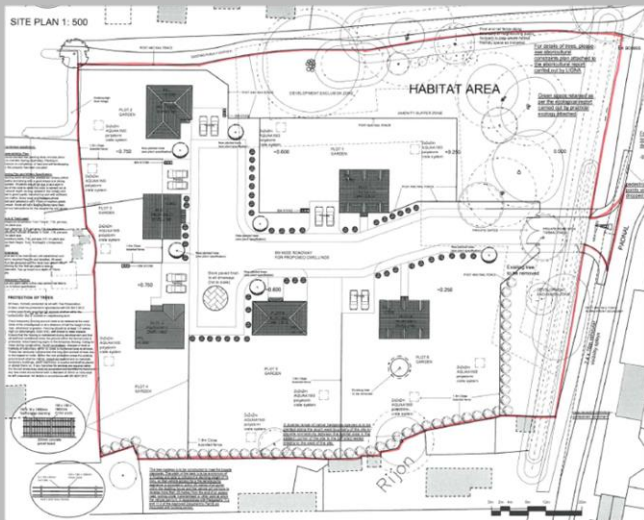
LOCATION DETAILS

An opportunity to acquire a freehold site in the village of Littleport just 6 miles from the City of Ely.

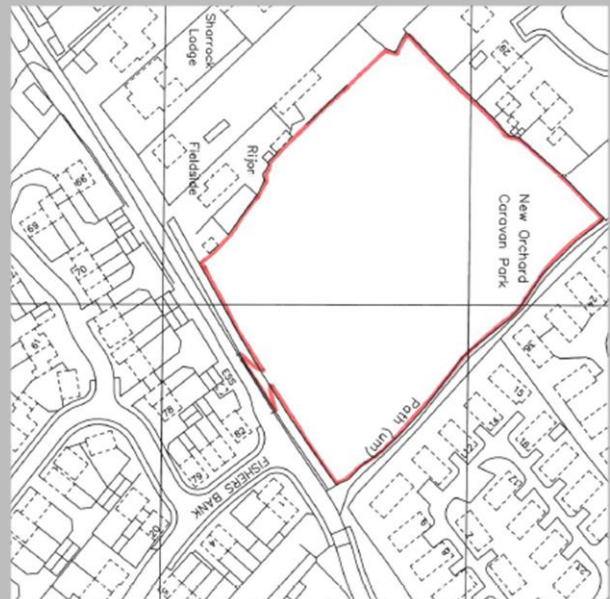
Planning has recently been granted for 6x 4 bed detached houses on this 2.52 acre site.

Guide Price £700,000

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Site plan showing the 6 proposed units. Not to Scale.



Location Plan. Not to Scale. For identification purposes only.

SITE DESCRIPTION

The land in question sits on the eastern side of the village close to the Great Ouse and is 2.52 acres in size (subject to an accurate site measurement). The site is mostly clear with trees along the southern boundary and thorn bushes covering the northern portion.

SERVICES & ACCESS

Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services. The site is accessed via Padnal that runs along the southern border.

PLANNING PERMISSION

Full planning (22/00358/FUL) for 6x 4 bed detached houses was granted on 04/11/2022. Given the size of the site, the proposed units sit on generously sized plots. Gross development values, square footages and CIL charges are available upon request.

VIEWINGS

Viewings are to be arranged strictly by prior appointment with William H Brown.

For further information contact Michael Roberts on 07543 310191
Email: Michael.Roberts@williamhbrown.co.uk

Trading name of Sequence (UK) Limited. If you have instructed another agent the terms and conditions of those instructions must be considered to avoid a possible liability to pay two commissions in addition to any withdrawal fees or disbursements. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts


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