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Tobermore, Long North Fen Drove, The Gault, Sutton, Ely, CB6 2BG

A unique building plot with planning permission for the erection of a 2 bedroom detached dwelling benefitting from existing agricultural barn, situated within a plot of approximately 2.38 acres (sts). Ideal for those having smallholding or equestrian interests.

£325,000

- Rare Opportunity
- Planning Permission for a 2 Bedroom Detached Dwelling
- Existing Agricultural Barn
- Approx. 2.38 Acres (sts)

LOCATION

Sutton Gault is situated on the outskirts of the village of Sutton. Sutton provides a range of day to day shopping facilities with a primary school and a range of village amenities. Sutton is approximately 6 miles west of Ely on the A142. Ely provides a full range of shopping, schooling and sporting facilities with a mainline rail service via Cambridge (15 miles) to London.

PLANNING

Planning permission was granted by East Cambridgeshire District Council on the 20th April 2021 for the replacement dwelling (as previously permitted under 09/00121/FUL) approved 20th April 2021 under planning reference 21/00305/FUL, for the erection of a 2 bedroom detached dwelling with 168 square metres, having double garage, parking and associated site works.

PLOT SIZE

Approximately 2.38 acres (sts).

PRE DEVELOPMENT CONDITIONS

Condition 6 - fair water and surface water drainage. No development shall take place until a scheme to dispose of foul and surface water has been submitted to and approved by the Local Planning Authority. The scheme (S) shall be implemented prior to occupation.

PRE OCCUPATION CONDITIONS

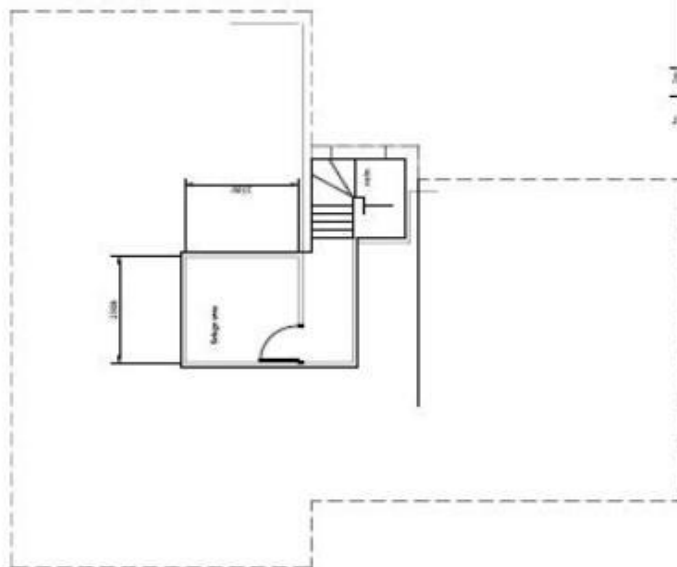
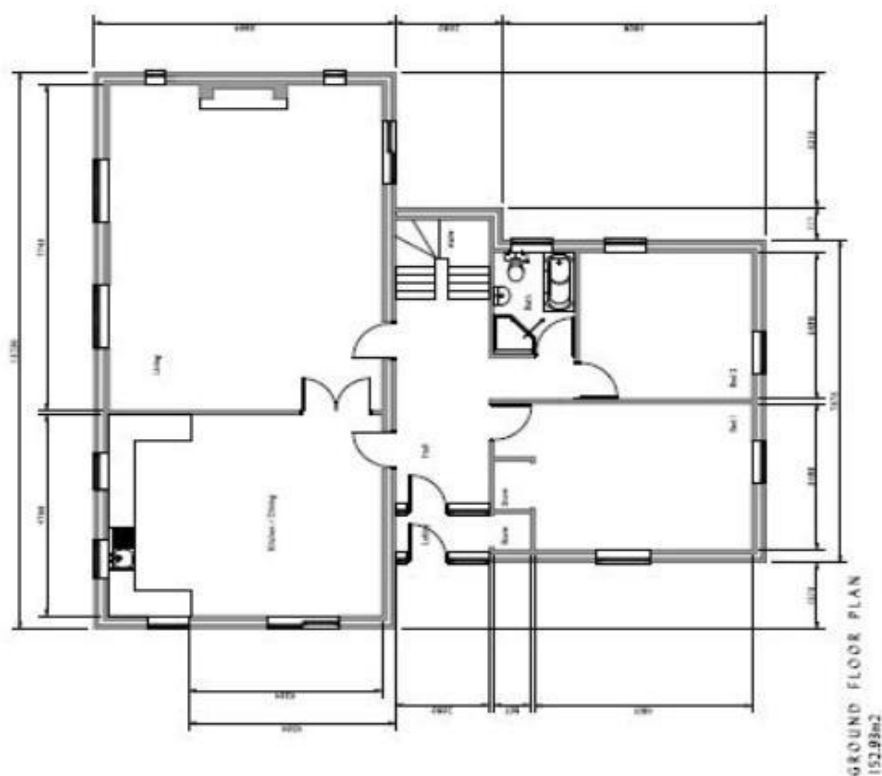
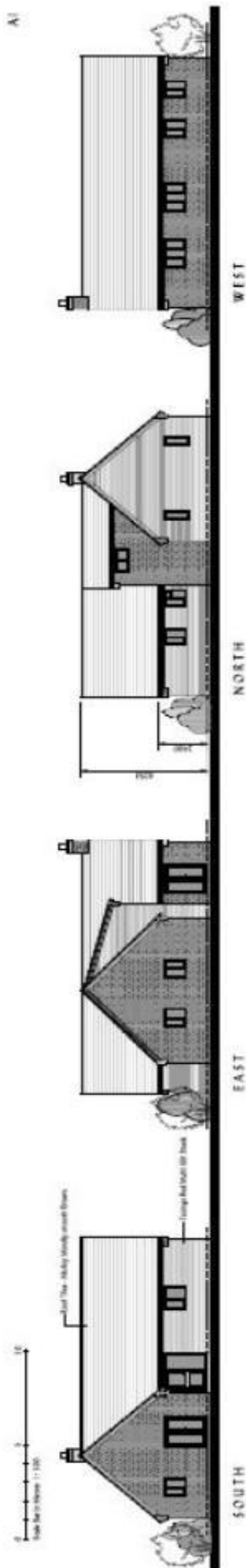
Condition 7 - prior to occupation a scheme of biodiversity improvements shall be submitted to and approved by the Local Planning Authority.

REQUIRED ACTIONS

Discharge condition 6 of application reference 21/00305/FUL. Development hereby permitted shall be commenced within 3 years of the date of this permission.

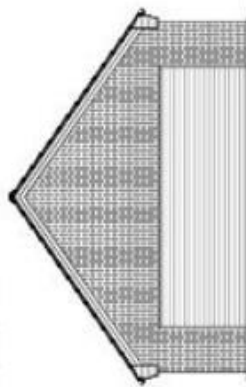
AGENTS NOTE

Our clients have advised us that further land may be available upon separate negotiation and is at their discretion.

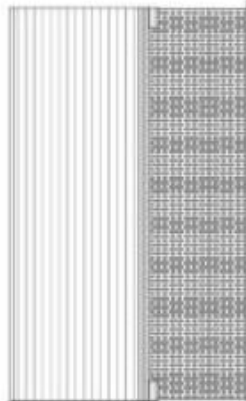


Plot No.	15293	Plot No.	15293
Plot Area	15293m ²	Plot Area	15293m ²
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A3



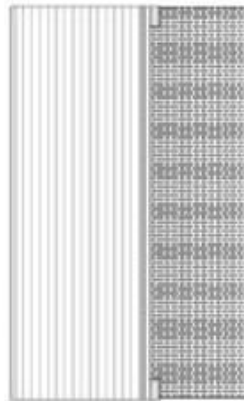
SOUTH



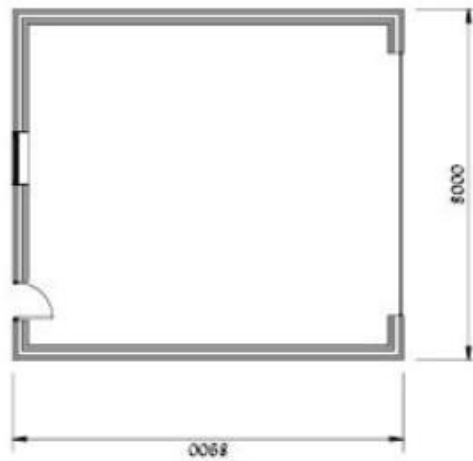
EAST



NORTH

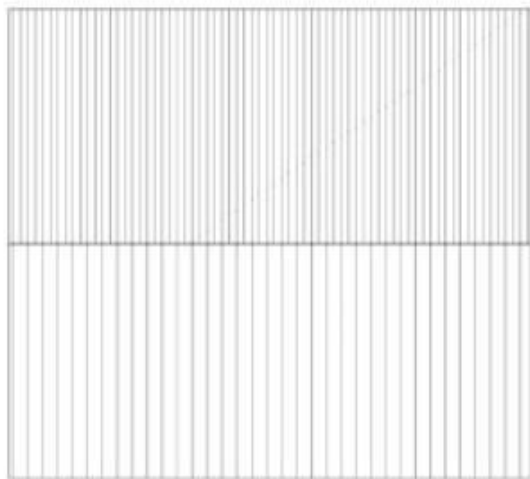


WEST

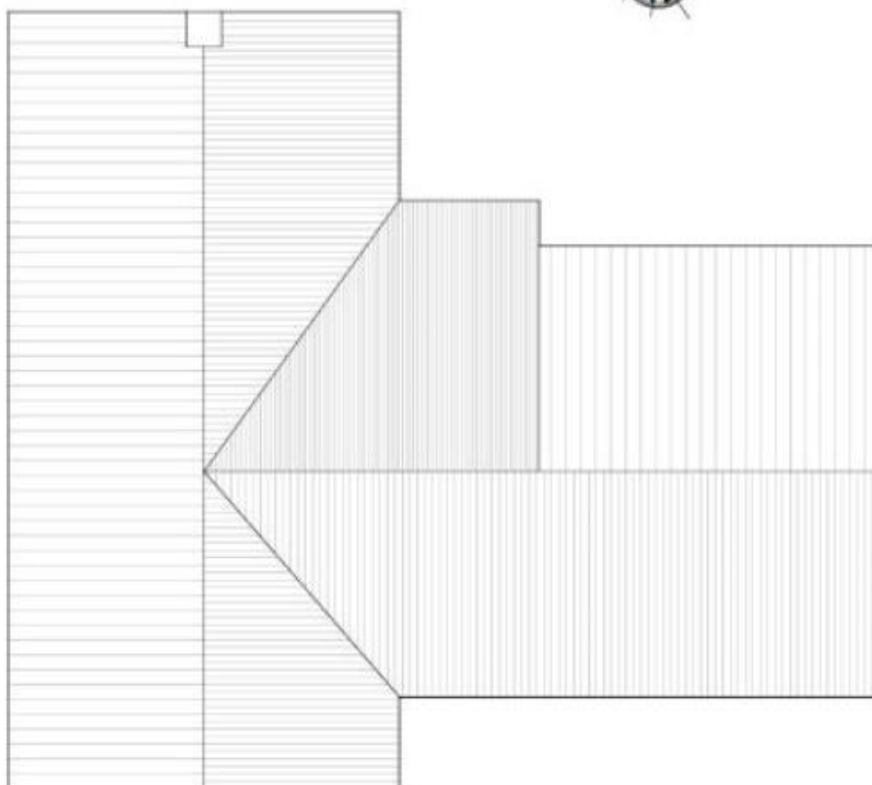


GROUND FLOOR PLAN

Site	Date	Time	Drawn
Project Name			
PJ Lee & Sons			
Tubermore			
Long North Fen Drive, Sutton Gault, Ely Cambs			
Drawing No			
3529/21/4			
Scale			
1: 100			
Project			
Garage Floor Plan & Elevations			
Drawn/Checked/Issued			
draw on our experience			
planning/energy/structural/adding			
New South			
28 B Audley Way, Ely			
Cambs CB6 3DT			
Tel: 01353 654900			
Fax: 01353 654901			
Email: info@cheffins.co.uk			
Web: www.cheffins.co.uk			
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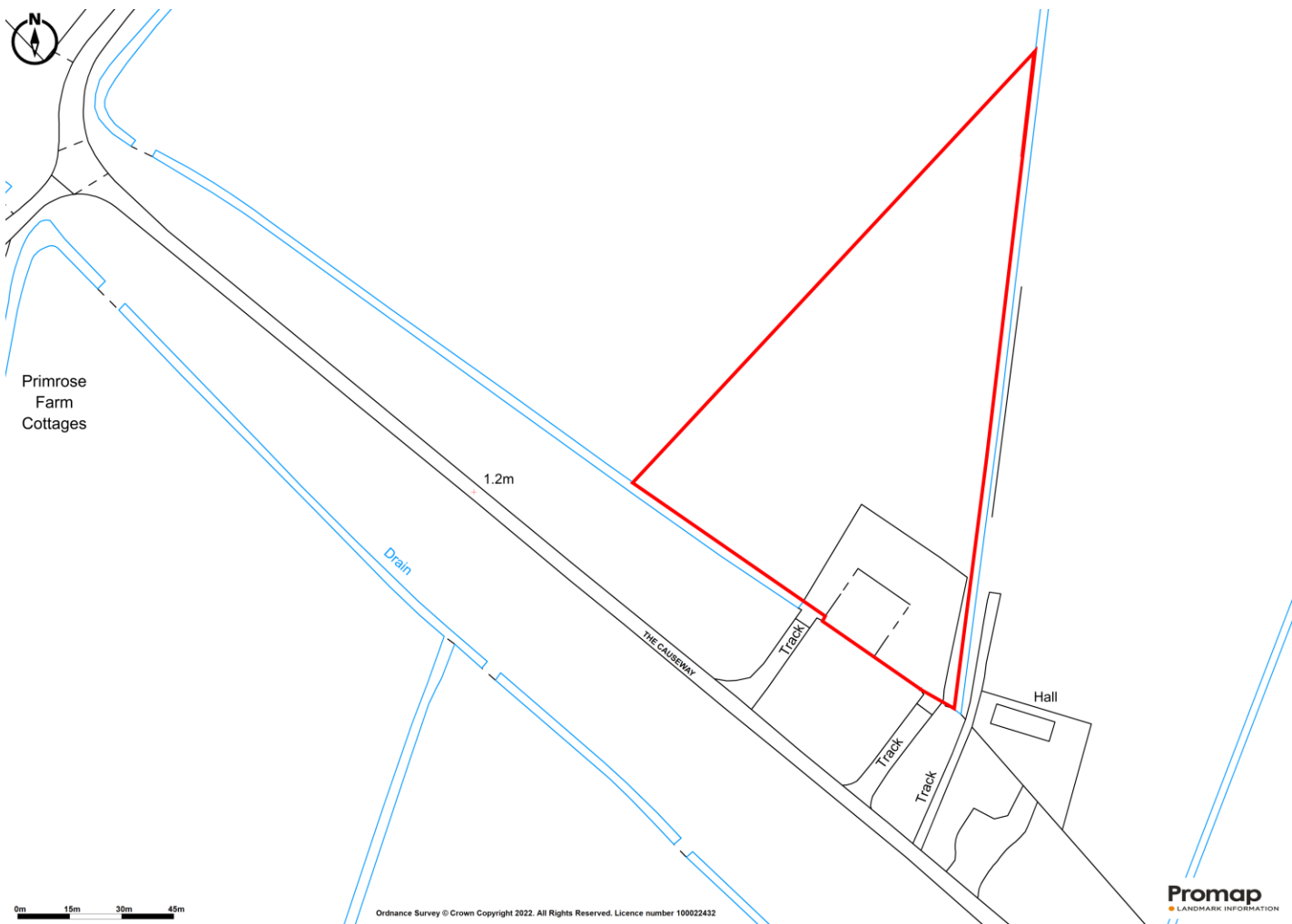
0
Scale Bar in metres



ROOF PLAN LAYOUT

[illegible]







Special Notes

1. As the seller's agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floorplans are for general guidance only and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.