



Residential Sales • Residential Lettings • Land & New Homes • Property Auctions

Land to the North-West of Granary Lodge, 1 Granary Lane, Littleport, Ely, CB6 1PQ

A parcel of land offering scope for development, subject to planning permission being obtained, situated within the centre of the village conveniently placed for the railway station.

- Potential Development Opportunity Subject to Planning Consent
- Central Village Location
- Convenient for Railway Station

Offers In Region Of **£140,000**

LOCATION

Littleport has a good range of shopping, schooling, health and day to day amenities and facilities with a further more comprehensive range of facilities available at Ely (approximately 6 miles to the South). Littleport offers a mainline rail station to London via Cambridge (20 miles) which is supported by a major road network providing access to surrounding provincial centres.

THE SITE

The site is located within the centre of the village and is accessed via Granary Lane and abuts Hitches Street. The access is via a shared driveway which we understand is under the ownership of number 1 Granary Lane, the land benefitting from a right of way across part of the driveway.

Site Dimensions are approximately 55' x 58' (16.8 metres x 17.7 metres).

The site is offered for sale without planning consent and it would be the responsibility of the purchaser to obtain this.

The vendor is prepared to enter into a conditional contract whereby the purchaser obtains planning consent prior to completion.

The vendor has stipulated that the development should be restricted to just a single dwelling.

AGENTS NOTES

The purchaser will be responsible for the payment of Community Infrastructure Levy (CIL payment) if applicable.

Please note that the dimensions stated in these details are approximate and are for guidance purposes only.

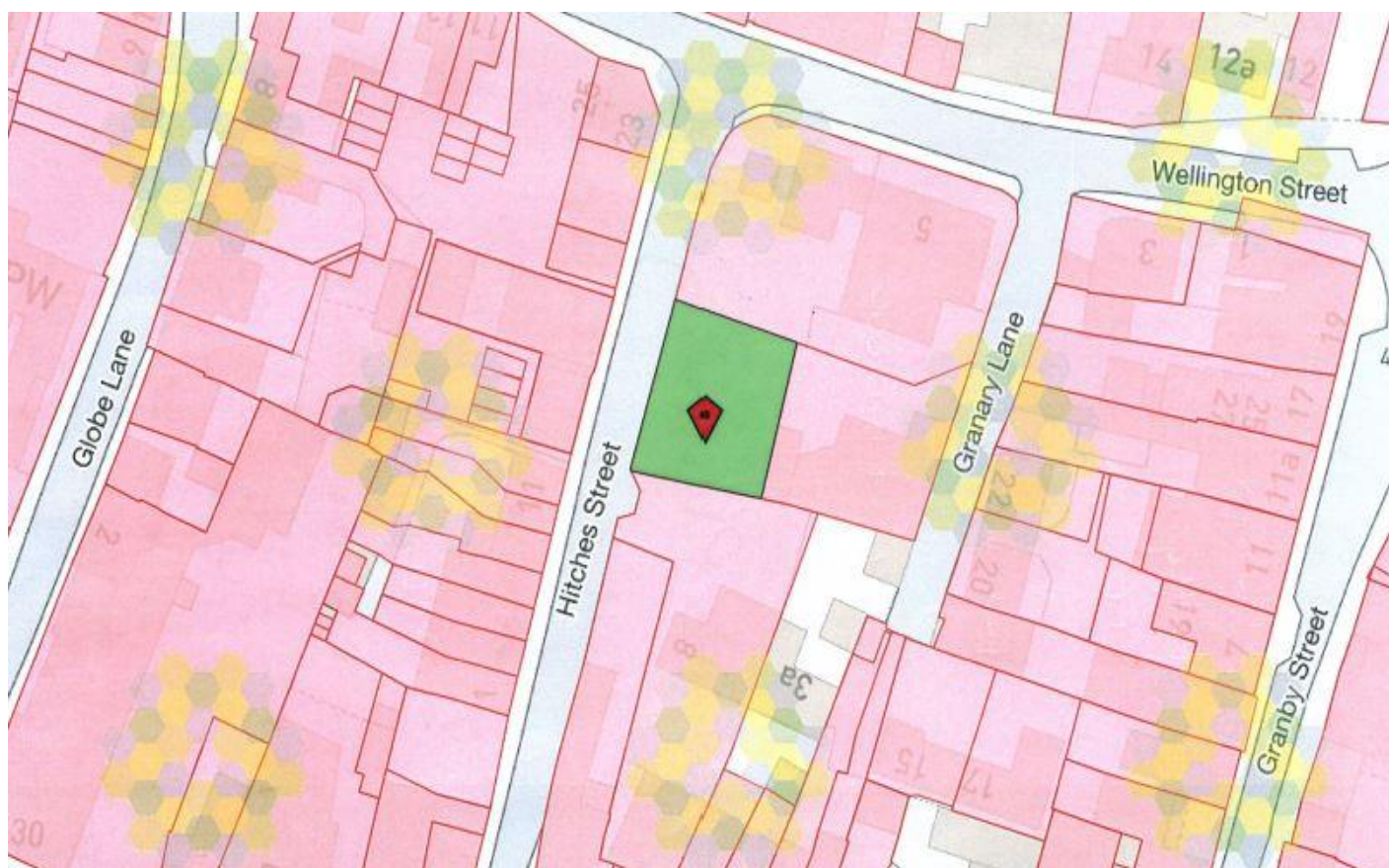
TENURE

Freehold.

VIEWING

Please contact our Ely Office.





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 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.