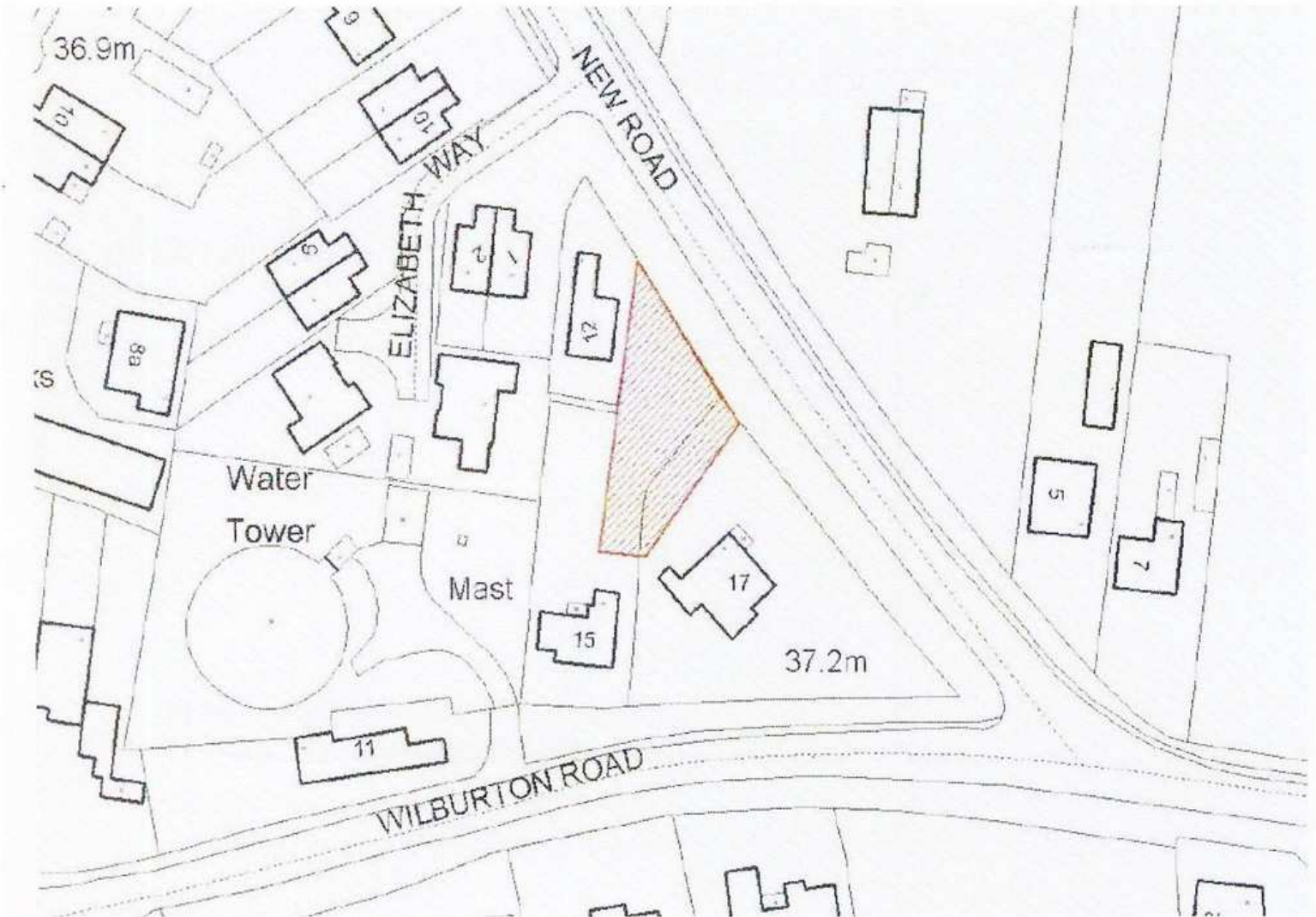


**HADDENHAM, ELY**  
**£65,000**

*Cheffins*



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**Building Plot New Road, CB6 3SY**

Individual building plot close to the centre of the village. Detailed planning permission for 3 bedroom chalet style house. Freehold with vacant possession.

**25 Market Place  
Ely  
Cambridgeshire  
CB7 4NP**

**cheffins.co.uk**

## Building Plot New Road, CB6 3SY

- Central Village Location
- Detailed Planning Consent
- Easy Access to Cambridge

**DIRECTIONS:** From Ely proceed South on the A10 to Stretham. At the roundabout turn right onto the A1123. Proceed through Wilburton and on entering Haddenham the plot is on the left hand side.

**DESCRIPTION:** An individual building plot with detailed planning permission for a 3 bedroom chalet style house with entrance hall, kitchen/dining room, living room, utility room and master bedroom with en-suite facilities on the ground floor together with 2 bedrooms and bathroom on the first floor. The overall floor area is circa 140sq. metres or thereabouts.

**NOTES:** The ash tree to the front boundary is subject to a tree preservation order.

**DIMENSIONS:** Frontage - approximately 28 metres.  
Overall Depth - Approximately 42 metres.  
Rear Width - Approximately 6.8 metres.

**PLANNING:** Planning permission for a detached chalet style house was granted by the East Cambridgeshire District Council on the 7th September 2010 (reference 09/00791/FUL). A copy of the planning permission granted together with the accompanying drawings is available upon request.

**SERVICES:** Mains water and electricity are believed to be available to the edge of the property and there is a connection to the main sewer on site. No guarantee is however given in this respect and purchasers should satisfy themselves as to the availability and adequacy of such services.

**VIEWING:** Direct to site. Prospective purchasers are requested to have a copy of the sale particulars with them.

**PRICE:** Offers invited in the region of £95,000.

### Special Notes

These particulars are believed to be correct but their strict accuracy is not guaranteed neither do they constitute an offer or contract. Dimensions shown have been measured in imperial units and are approximate to within +/-3" with the metric dimensions being automatic conversions from the imperial dimensions.