Plot 1 Land South of 25 Pymoor Lane, Pymoor, Ely, CB6 2EE

An attractive single building plot with detailed planning consent for a spacious 4 bedroom detached home of approximately 1,850 sq ft, situated within a pleasant lane with attractive views to rear.

£137,500
LOCATION
Pymoor is situated approximately 6 miles North-West of the Cathedral City of Ely and approximately 21 miles North of Cambridge. Village amenities are situated at nearby Little Downham (2 miles) with a full range of shopping, sporting and domestic facilities located at Ely. Ely has a mainline rail service to London (70 miles) via Cambridge (15 miles).

PLANNING CONSENT
Detailed planning consent was granted on the 18th October 2016 for the erection of 2 x 4 bedroomed dwellings by East Cambridgeshire District Council with a planning reference of 16/01115/FUL. (Plot 2 has recently been built).

Once built the property will comprise entrance hall, cloakroom, study, living room, open plan kitchen/dining room and utility, 4 bedrooms (master with ensuite) and family bathroom, together with single garage and gardens.

SITE DIMENSIONS (APPROXIMATE)
Frontage 15.3m
Depth 34m

SERVICES
We understand that mains water and electricity are available within close proximity, however, prospective purchasers should make their own enquires to satisfy themselves as to the exact location and capacity of these services.

AGENTS NOTES
1. The purchaser will be required to erect and maintain a fence along the western boundary. This fence will be 1.8m high close boarding with 200mm concrete gravel boards. The fence level with the front of the dwelling is to taper down to 1m high.

2. The purchaser will be responsible for the CIL payment should it be required.

3. There is an adjoining building plot to the west which is available by separate negotiation at a price of £137,500. Contact our Ely Office for further information.

4. The land is being sold with Possessory Title and an indemnity policy will be provided.

5. Please note the photograph shows both plots 1 and 3 together.

TENURE
Freehold.

VIEWING
Direct to site.
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 floor plans 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.