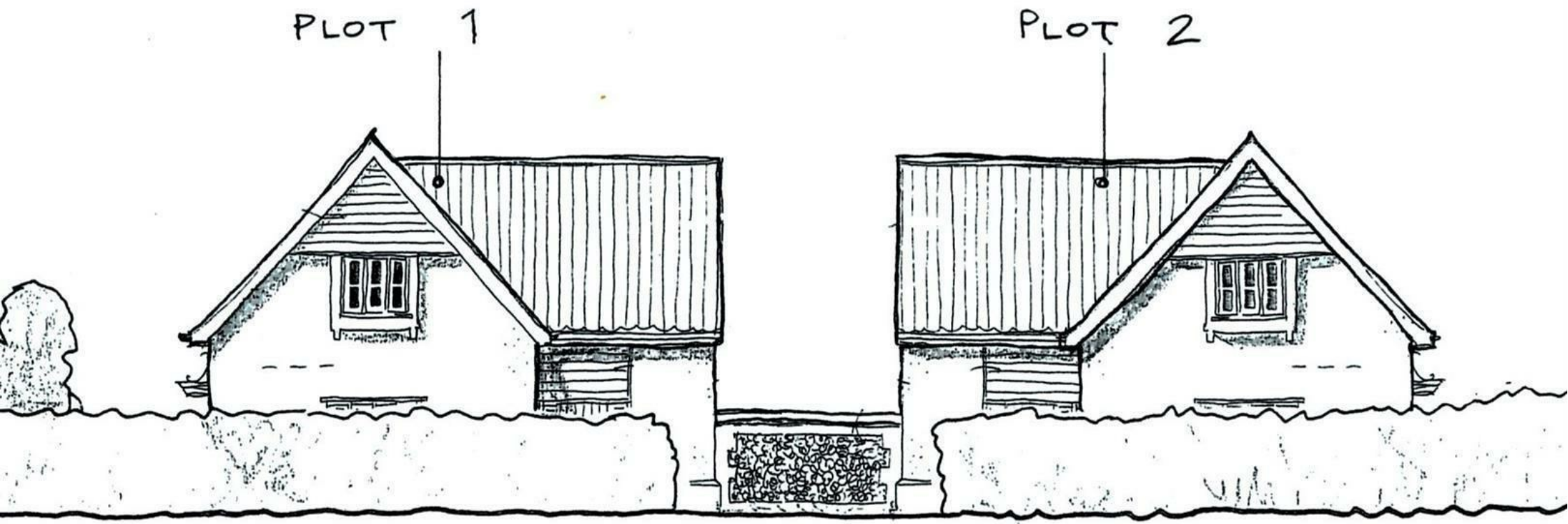


ELEVATION ~ 1:200

The Cherry Trees Development Site
Newmarket, CB8 0RG
Guide Price £500,000

shires
residential

TO BE SOLD BY INFORMAL TENDER AT A DATE TO BE AGREED
Shires are delighted to offer for sale this residential development site for the erection of two new detached dwellings of approximately 1650 sq ft each following the demolition of the existing dwelling and outbuildings with alterations to existing access and associated works. Planning consent has been granted in accordance with the application reference 23/00443/FUL registered on 26th May 2023. We would direct you to the Planning Authority Website at East Cambridgeshire District Council. Copies of the Plans and Reports are available online, please search using the reference above.

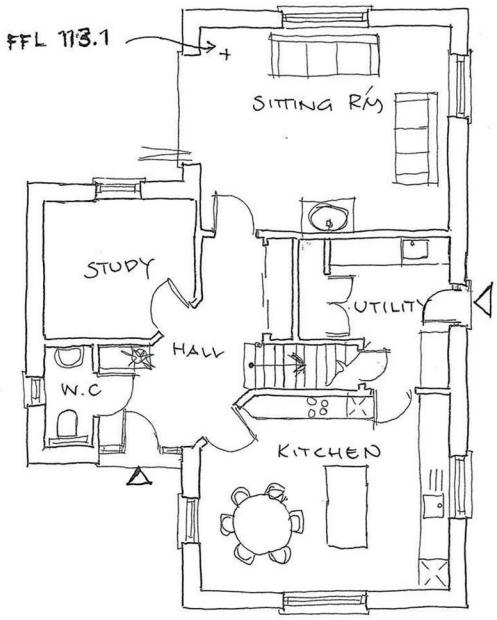
Location
Westley Waterless is a most attractive village located to the east of Cambridge and west of Bury St Edmunds. It is a small village with a population of approximately 150 people and enjoys a beautiful position surrounded by Suffolk & Cambridgeshire countryside. The village is within a short distance of Dullingham railway station with a good service into Cambridge and London via the mainline. The village itself has a popular village hall with social gatherings organised including pop up pubs, pizza and cocktails and quizzes. The village is also within easy travelling distance of Newmarket with a range of shops and services is to be found along with the home of English Horseracing and also good access to the A14 Cambridge/Ipswich Road and leading to the A11 to London & Norwich.

Local Authority & Council Tax Band:
East Cambridgeshire District Council. Council Tax Band NA - to be assessed when built

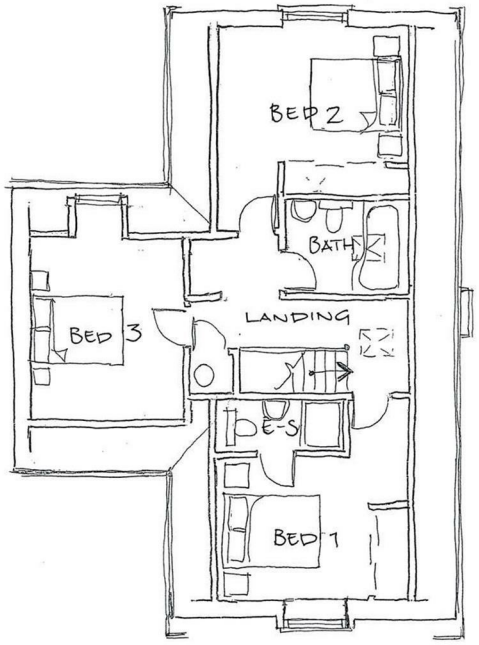
Tenure:
For sale FREEHOLD with vacant possession upon completion.

Services:
Mains services are connected including water and electricity. It is believed to have septic tank drainage.

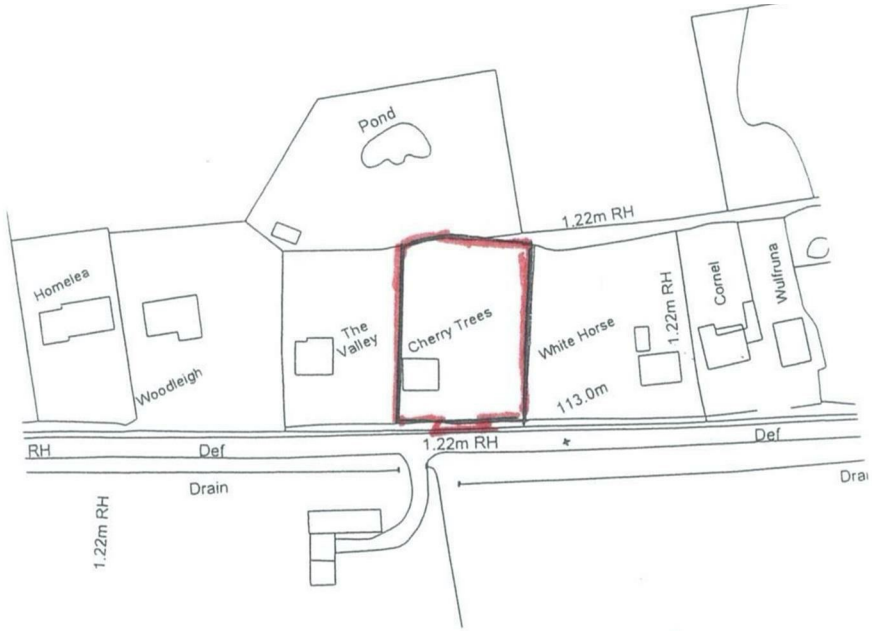
Anti-Money Laundering Regulations
We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.



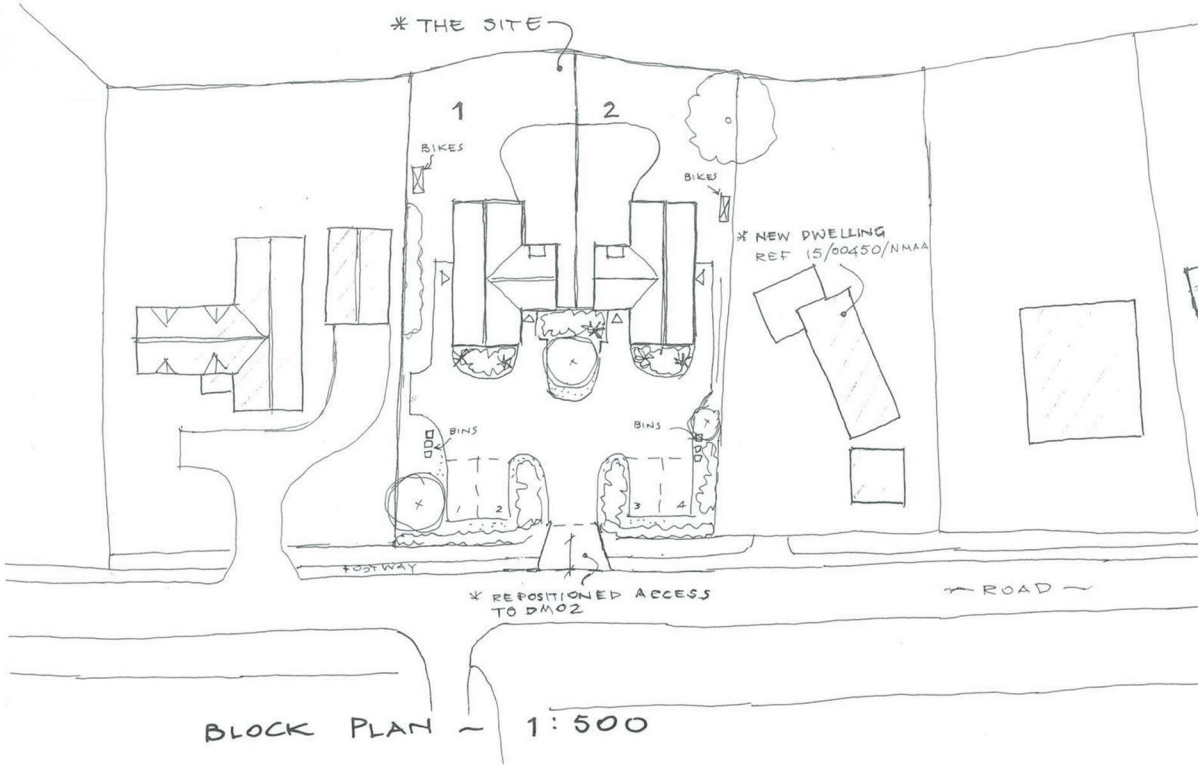
GROUND FLOOR ~ PLOT 2



PLOT 2 FIRST FLOOR ~ 1:100

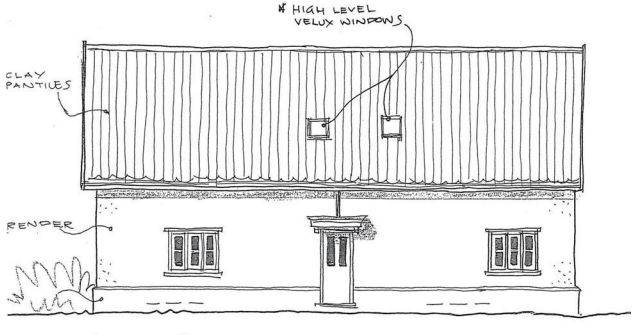


SITE PLAN – 1:2500



BLOCK PLAN – 1:500

SOUTH ELEVATION PLOT 2



EAST ELEVATION –

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shires
residential