



62 Chapel Hill Holt Fen, Ely, CB6 3HB

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A rare opportunity to acquire a unique rural plot extending to approximately 0.22 of an acre, situated within the sought-after fenland setting of Holt Fen, Little Thetford, just a short distance from Ely.

The property benefits from a recently submitted planning proposal for the erection of a replacement single-storey dwelling, designed to provide modern open-plan living whilst making the most of the site's distinctive shape and countryside outlook. The proposed accommodation comprises an open-plan kitchen/dining room, lounge, three bedrooms and family bathroom, arranged within a contemporary linear layout. The scheme follows pre-application discussions with East Cambridgeshire District Council under reference PREAPP/00035/25.

The site has an established residential planning history, including a Certificate of Lawfulness confirming residential use and previous appeal success for residential extensions, providing a strong planning background.

Occupying a private position approached via Chapel Hill, the plot enjoys open views across surrounding fenland countryside while remaining conveniently located for access to Ely, Cambridge and the A10.

Little Thetford is a popular village located approximately two miles from the cathedral city of Ely, offering excellent rail links to Cambridge, London King's Cross and Norwich, together with a comprehensive range of shopping, leisure and educational facilities.

Planning

A planning application has been submitted to East Cambridgeshire District Council for the erection of a replacement dwelling at "Harrimere", 62 Chapel Hill, Little Thetford. Interested parties are advised to make their own enquiries with the Local Planning Dept

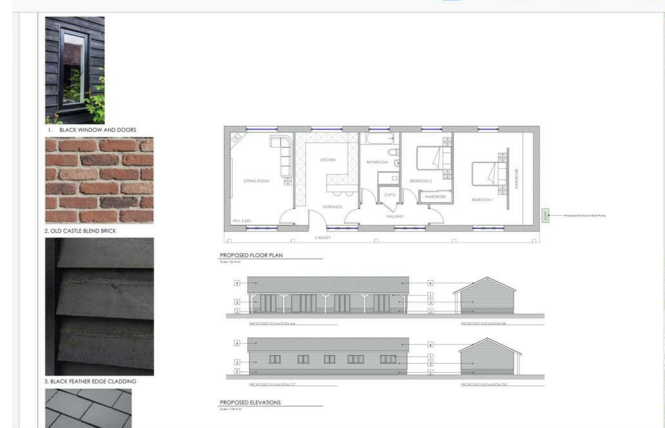
Features

- Approximately 0.22 acres (0.089 hectares)
- Range of existing outbuildings and stable boxes
- Planning consent for two single-storey side extensions
- Secluded rural position
- Views towards Ely Cathedral
- Close to the River Great Ouse
- Flat and level plot
- Mains water and electricity connected
- Excellent renovation and development potential
- Easy access to Ely and surrounding villages





ROPOSED FLOOR PLANS AND ELEVA...



PROPOSED FLOOR PLANS AND ELEVA...



1. BLACK WINDOW AND DOORS



2. OLD CASTLE BLEND BRICK



3. BLACK FEATHER EDGE CLADDING



PROPOSED FLOOR PLAN

Scale 1:50 @ A1



PROPOSED ELEVATIONS

Scale 1:100 @ A1

- NOTES**
- The drawings shall not be used as a basis for any development or for any other purpose.
 - All dimensions shall be in millimetres unless otherwise stated.
 - Any construction shall conform with the Building Regulations.
 - All drawings shall comply with current & relevant Building Regulations and Approved Documents.
 - The drawings shall be used for all proposed construction, including design and other related work.
 - A J.A. Architecture Ltd reserves the copyright in these drawings. No part of these drawings may be reproduced without the prior written consent of J.A. Architecture Ltd.
 - Plans to be in accordance with structural engineer's advice.

ADDITIONAL INFORMATION

Existing building footprint : 150sqm
 Proposed building footprint : 150sqm
 Reduction in building footprint : 28sqm
 Proposed plot coverage : 11.4%

CONSULTANT

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PROJECT

Proposed replacement building of 150sqm, 42 Chapel Hill, Little Thetford, Ely, CB8 3JH

DESCRIPTION

Proposed floor plans and elevations

CLIENT

TENURE
Freehold

SERVICES
Water, Electricity and Drainage.

LOCAL AUTHORITY

Energy Efficiency Rating	Current		Potential	Environmental Impact (CO ₂) Rating	Current		Potential
	Current	Potential			Current	Potential	
Very energy efficient - lower running costs (92 plus) A				Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.