

Offers Around £400,000  
Freehold



4 Chapel Close, Little Thetford, Cambridgeshire, CB6 3HS



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### Period cottage with potential and adjoining farmland

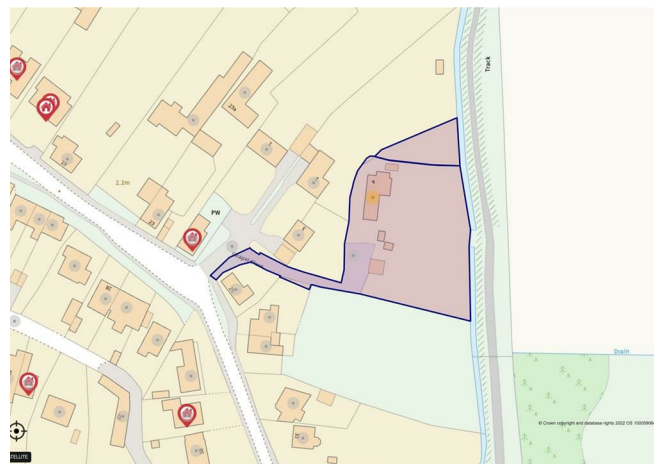
Currently a detached single-storey period cottage with corrugated asbestos roof in gardens approaching 0.73 acre (0.29ha - subject to measured survey). This property needs a programme of renovation and updating but preliminary discussions with East Cambs D C planning department have indicated that a suitable replacement dwelling may be considered. It may also be possible to obtain consent for another property or properties on the site, subject to planning consent. The site is bounded by a ditch then a byway with field beyond. A rarely used foot path is marked at the southern and eastern edge of the plot (see link online)

Youtube Video available. Scroll down on Rightmove to see button.  
<https://youtu.be/DEgm52K3xuQ>

East Cambridgeshire District Council is a Community Infrastructure Levy (CIL) charging Authority. For more information on CIL please see [www.eastcambs.gov.uk/planning/community-infrastructure-levy](http://www.eastcambs.gov.uk/planning/community-infrastructure-levy) or email [CIL@eastcambs.gov.uk](mailto:CIL@eastcambs.gov.uk)

### Features

- About 1.5 miles from Ely
- Single storey Period cottage
- Full Refurbishment needed
- Replacement dwelling potential (stp)
- Approx 0.73 acre/0.29 hectare
- Close to farmland
- Small village location
- This site may have further development potential







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### Useful Contacts

Electricity - UKPowerNetworks  
<https://www.ukpowernetworks.co.uk> 0800 0294280

Water - Anglian Water  
<https://www.anglianwater.co.uk> 0345 6066087  
 (Builders and Developers)

East Cambridgeshire District Council -  
<https://www.eastcambs.gov.uk/content/planning-0> 01353 665555

Key facts: <https://bit.ly/3uIRcEM>

To discuss this property in more detail and to arrange a viewing call David Clark or Mike Stubbins on 01353 665020





**TENURE**  
Freehold

**SERVICES**  
Water, Electricity and private Drainage.

**LOCAL AUTHORITY**  
East Cambs D C

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.

Prospect House, 3a St Thomas Place, Ely, Cambs., CB7 4EX  
01353 665020  
[sales@clarkhomes.co.uk](mailto:sales@clarkhomes.co.uk)  
[clarkhomes.co.uk](http://clarkhomes.co.uk)

