



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 a 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

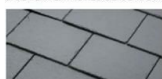
A planning application has been submitted to East Cambridgeshire District Council for the erection of a replacement dwelling at "Harrimere", 62 Chapel Hill, Little Thetford. Interested parties are advised to make their own enquiries with the Local Planning Dept

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

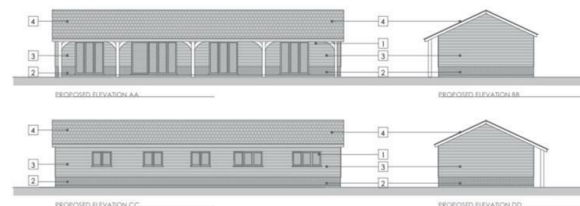


Done



PROPOSED FLOOR PLAN

Scale 1:20 @ A1



PROPOSED ELEVATIONS

Scale 1: 100 W A1

- The drawing must not be copied. Report any discrepancies to the designer immediately.
- All dimensions to be verified on site by the main contractor before any work on the shaft.
- Any construction work noted prior to finishing of necessary approvals is a liability of the contractor / client.
- All building works to comply with current National Building Regulations and NBNS Standards.
- This drawing is to be read with relevant architectural drawings, engineering drawings and all relevant notes.
- J 1 Architectural Co. hold full copyright rights to these drawings. Unauthorised copying is not permitted.
- All drawings issued on photographic media are voided out by G 2 Lawyers.
- This drawing is in accordance with structural engineer details.

ADDITIONAL INFORMATION

Existing buildings footprint : 124sqm
Proposed building footprint : 108sqm
Reduction in building footprint : 28sqm
Proposed plot coverage : 33.4%

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PROJECT

Proposed replacement dwelling of Holmes, 62
 4th Street, 1st Floor, 1st Floor, 1st Floor

DESCRIPTION

Proposed floor plans and elevations

CLIENT

100

LOCAL AUTHORITY

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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.

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