



Adj. 8 & 9 The Slade, Ely, Cambridgeshire, CB6 2LA

Adj. 8 & 9 The Slade, Ely, Cambridgeshire, CB6 2LA

**A development opportunity which
has been prepared for an immediate
start with the majority of the
planning conditions discharged**

A cleared development site in the desirable village of Witcham, Cambridgeshire (Ely - 7 miles, Cambridge - 15 miles)
Detailed planning consent (Ref: 17/00689/FUL & 19/00125/VAR) for 8 detached houses (6 x 4-bedroom and 2 x 3-bedroom) with development to be commenced within 3 years of 7th June 2018. Many of the planning conditions have been discharged by the sellers and those remaining require development to physically start. Utility company enquiries are available. Foul drainage connection on site and mains gas. CIL tax has been part-paid.

Features

- Desirable Village location
- Demolition complete
- Most Planning Conditions discharged
- 8 detached houses
- 6 x 4 bedroom
- 2 x 3 bedroom
- CIL Tax part paid
- Utility connections investigated
- Drainage engineering designed
- Detailed Planning Consent





Planning

East Cambs District Council
01353 665020

References

17/00689/FUL
19/00125/VAR

CIL Information

<https://www.eastcambs.gov.uk/planning/calculating-and-paying-cil>

The Village

Witcham is a small village west of Ely (7 miles) in Cambridgeshire, England.

The village is surrounded by fenland farms and has a village hall and a 13th-century church dedicated to St Martin. It has a pub called the White Horse, which was the winner of the Ely and District CAMRA Rural Pub of the Year Award 2006, 2010, 2011 and Overall Pub of the Year Award 2011. It also has a fine village green.

The village hosts the World Pea Shooting Championships on the second Saturday in July every year and has staged the competition annually since 1971.

Witcham is built around a crossroads in the centre of the village with each of the four roads having housing on each side for 50-200m. The north-bound street is called "Martins Lane", the east-bound street is "High Street", south-bound is "The Slade", and west-bound is "Silver Street", which leads to the more recent housing developments of "Westway Place" and "The Orchards".

The name of the village derives from "Wycham", meaning "place of the wych elms", after the trees that used to grow there in significant numbers. A Roman cavalry helmet dating from the first century AD, known as the Witcham Gravel helmet, was found in the village gravel pit, and now resides in the British Museum.

http://www.witcham.org.uk/_sgg/f10000.htm



TENURE
Freehold

SERVICES
Water, Electricity and Drainage.

LOCAL AUTHORITY
East Cambs D C

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions
(81-91) B			(82 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		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.

Prospect House, 3a St Thomas Place, Ely, Cambs., CB7 4EX
 01353 665020
 sales@clarkhomes.co.uk
 clarkhomes.co.uk

