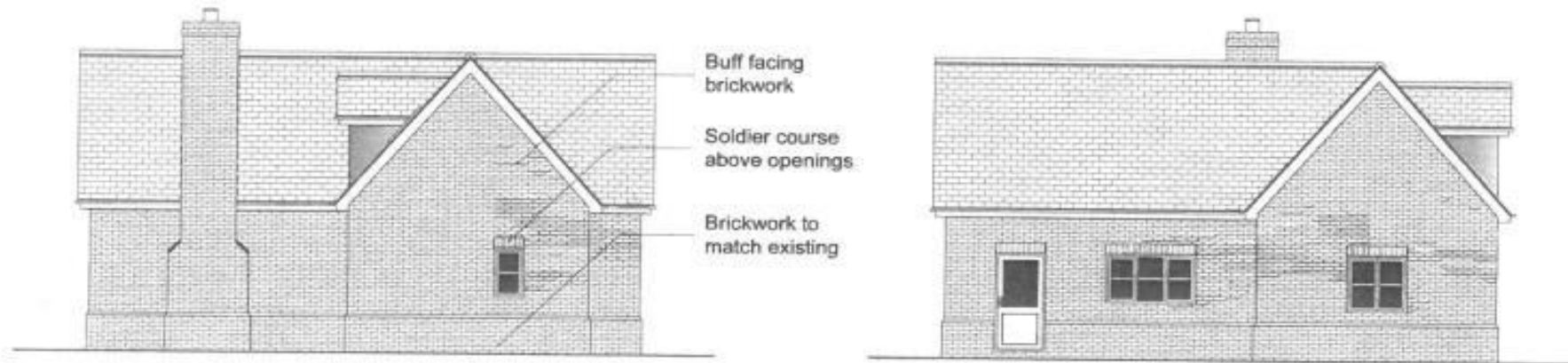


FRONT  
ELEVATIONS 1:100

SIDE



REAR

SIDE



Main Street, Wardy Hill, CB6 2DF

[www.pocock.co.uk](http://www.pocock.co.uk)

pocock & shaw

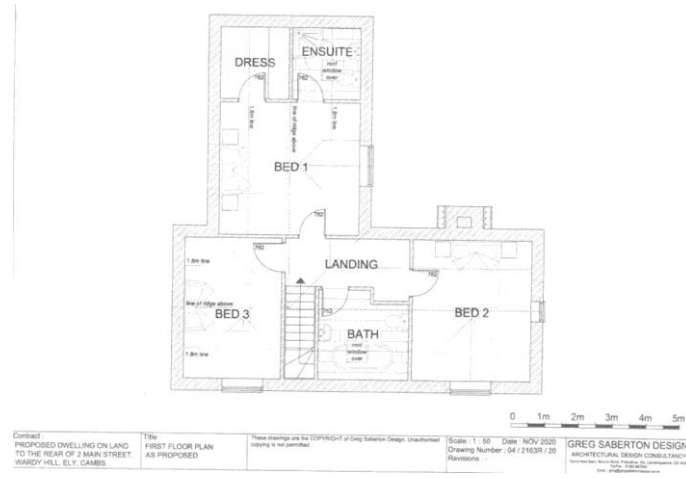
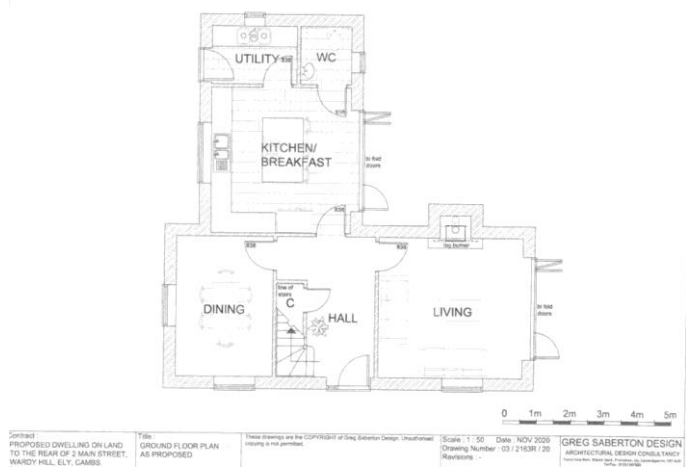
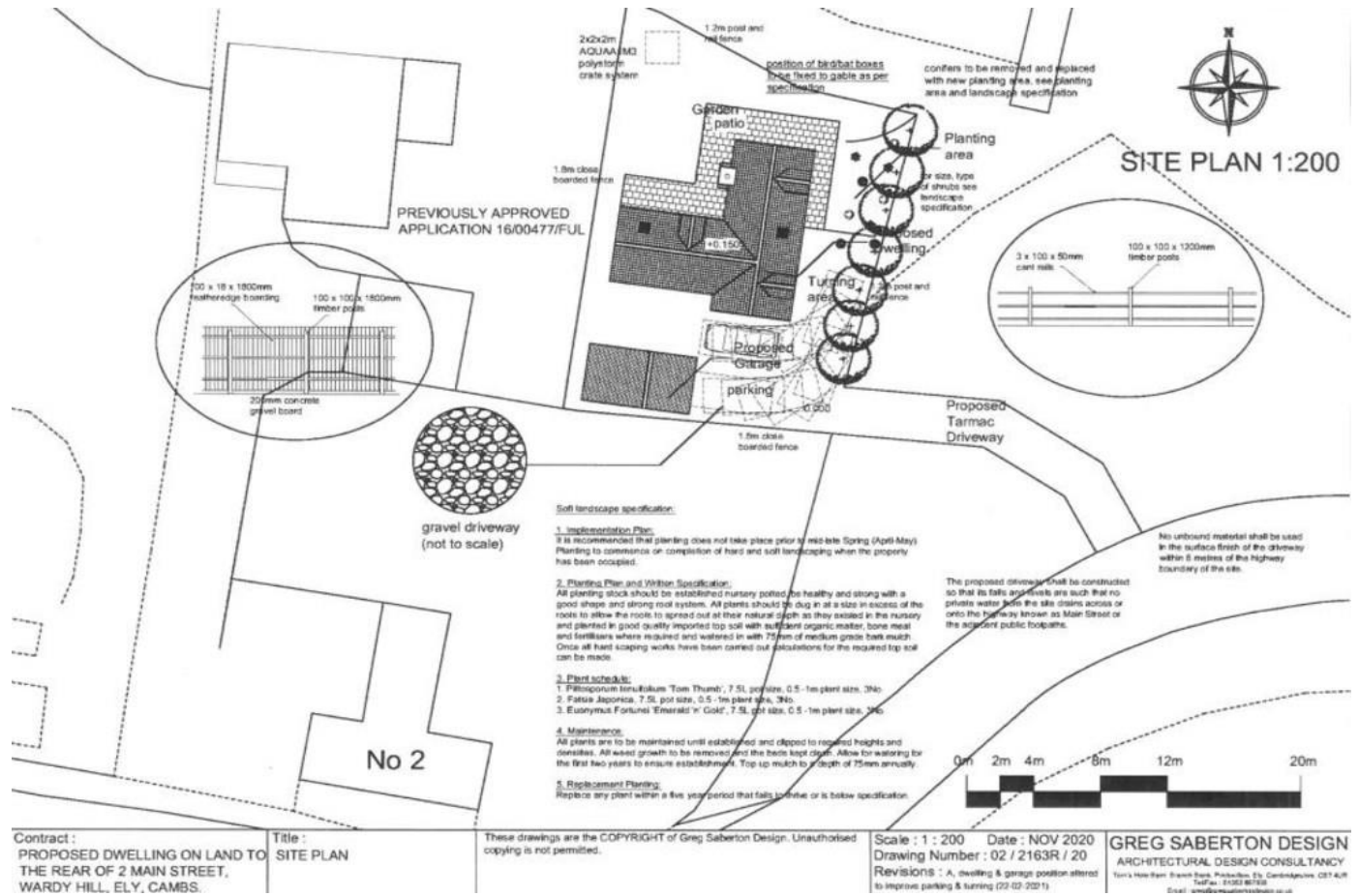
Residential sales, lettings & management

# Building Plot - Land to Rear of 2 Main Street, Wardy Hill, Ely Cambridgeshire CB6 2DF

An opportunity to purchase a building plot with full planning permission for a three bed two storey detached dwelling with garage just off the Main Street of Wardy Hill. Planning Permission Ref 20/01514/FUL.

- Proposed Three Bedroom Two Storey Dwelling
- Planning Ref 20/01514/FUL
- Total Plot Size of Approx 500m<sup>2</sup>
- Permission Includes Installation of Klargester BioDisc Domestic Sewage Treatment Plant
- Living Room, Dining Room & Kitchen/Breakfast Room
- Principal Bedroom with En-Suite & Dressing Room
- Two Further Bedrooms & Family Bathroom
- Driveway Parking & Garage

**Guide Price: £145,000**



**WARDY HILL** is a small hamlet village about 6 miles from Ely and only about 16 miles from Cambridge.

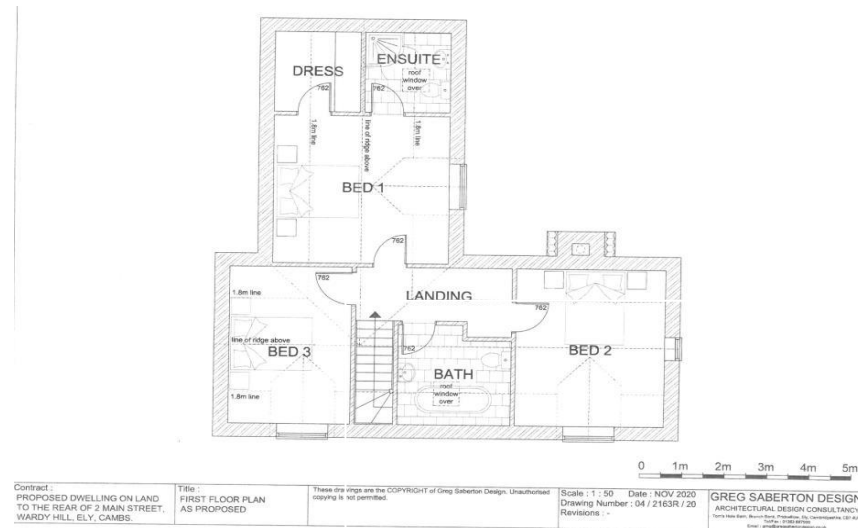
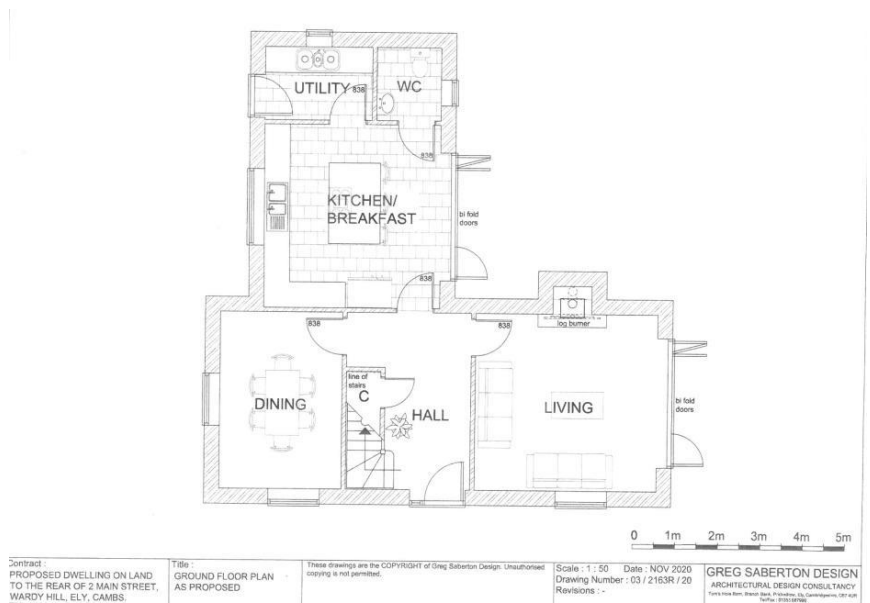
- RECEPTION HALL**
- LIVING ROOM**
- DINING ROOM**
- KITCHEN/BREAKFAST ROOM**
- UTILITY ROOM**
- DOWNSTAIRS CLOAKROOM**
- PRINCIPAL BEDROOM WITH EN-SUITE & DRESSING ROOM**
- BEDROOM TWO**
- BEDROOM THREE**
- FAMILY BATHROOM**

The purchaser will be responsible for complying with all the relevant conditions of the planning approval and for the satisfactory discharge of all conditions involved.

The purchaser will be responsible for any CIL payments.

**Viewings** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** MJW/6590



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.

