



Aldreth Road, Haddenham, Ely CB6 3PW

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Aldreth Road, Haddenham, Ely, CB6 3PW

A wonderful opportunity to purchase a building plot with a detached two/three bedroom cottage and planning permission for an additional detached two/three bedroom bungalow backing onto open countryside in this well served village location.

- Development Opportunity
- A two/three bedroom cottage requiring refurbishment
- Building Plot with planning consent under Ref. No. 22/00009/OUT for Construction of an additional two/three bed detached dwelling
- Farmland Views
- No Upward Chain

Guide Price: £375,000



HADDENHAM The popular village of HADDENHAM lies in a convenient spot approximately 11 miles north of Cambridge and roughly 7 miles southwest of the cathedral city of Ely. It is without doubt one of the best served villages in the area and, as such, offers a good range of day to day shopping including a post office, butcher, general store and a Chinese take away/fish and chip shop. Other facilities include a health centre, chemist, library and two public houses. The Robert Arkenstall County Primary School feeds to Witchford College.

PLANNING PERMISSION Detailed planning consent was recently granted by East Cambridgeshire District Council for Construction of an additional two/three bed detached dwelling with a planning reference number of 22/00009/OUT. Copies of the planning documents are available on the East Cambridgeshire District Council's website. Reference 22/00009/OUT

THE COTTAGE -

ENTRANCE PORCH

LOUNGE 18'4" x 11'6" (5.60 m x 3.50 m)

DINING ROOM 11'6" x 8'2" (3.50 m x 2.50 m)

KITCHEN/UTILITY 15'1" x 13'0" (4.60 m x 3.95 m)

SHOWER ROOM & WC

CONSERVATORY 11'6" x 8'6" (3.50 m x 2.60 m)

FIRST FLOOR LANDING

BEDROOM ONE 13'5" x 6'11" (4.10 m x 2.10 m)

BEDROOM TWO 11'6" x 8'2" (3.50 m x 2.50 m)

BATHROOM

AGENTS NOTE We have been advised by the owners that there is an ancient burial ground within the grounds of the property.



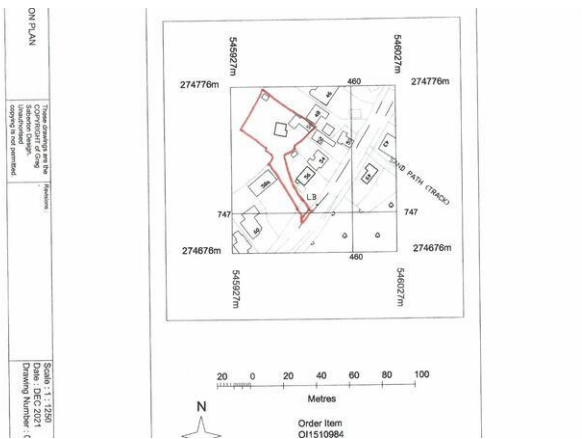
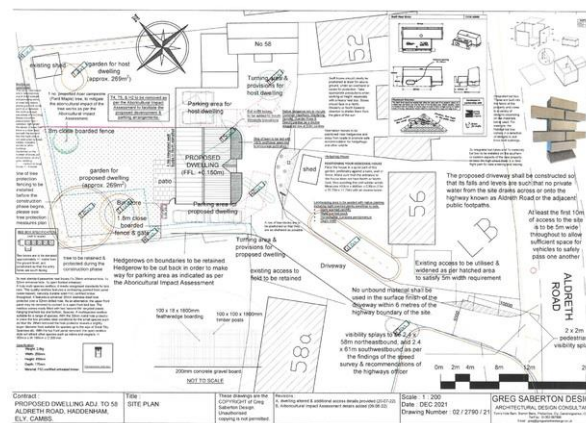
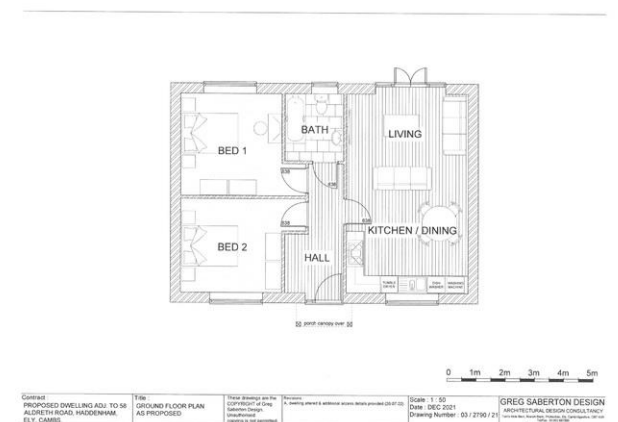
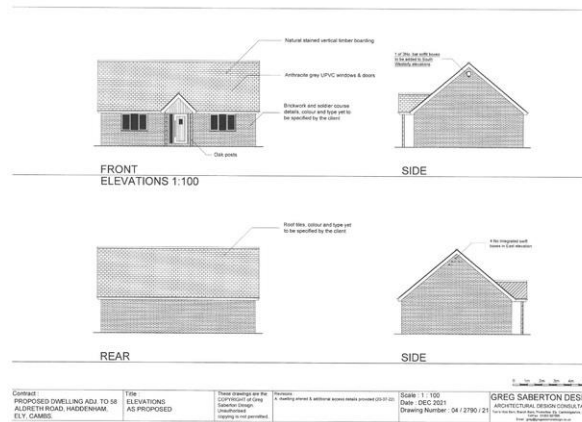
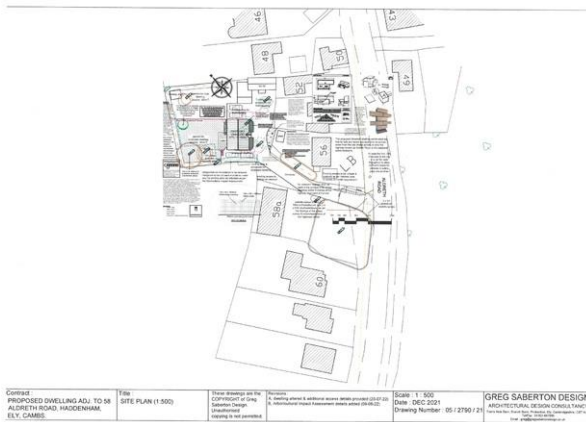
Tenure - The property is Freehold

Council Tax - Band C

EPC F (32/85)

Viewing - By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref GVD/6684



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.

