



Plot To The Rear Of 104 Centre Drive

Newmarket, Suffolk, CB8 8AP



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A freehold potential building plot attractively situated on the desirable south side of Newmarket. Planning permission has not been applied for but East Cambridgeshire District Council have given it their pre planning approval. This attractive plot would ideally lend itself to a chalet style detached dwelling. Further details available to interested parties.

All viewing by prior arrangement with Pockock & Shaw.

Guide Price: £125,000



Newmarket renowned as the British headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

This potential building plot is attractively situated on the southern outskirts of Newmarket, behind a detached chalet property and close to the highly regarded modern development off Meadow Lane.

The plot at this stage does not have outline planning permission, however a pre planning application has been made with East Cambridgeshire District Council. The council have written to say that they would support an application for a detached chalet style property. Access to the property will be from the track to the left hand side of the plot. The track is owned by David Wilson Homes. The buyer will be responsible for all costs relating to confirming a formal vehicular access to the plot.

The property is sold subject to a covenant for development as a single dwelling.

SERVICES

We understand that mains electricity and water and gas are available in Centre Drive.

LOCAL AUTHORITY

East Cambridgeshire District Council 01353 665555

VIEWING

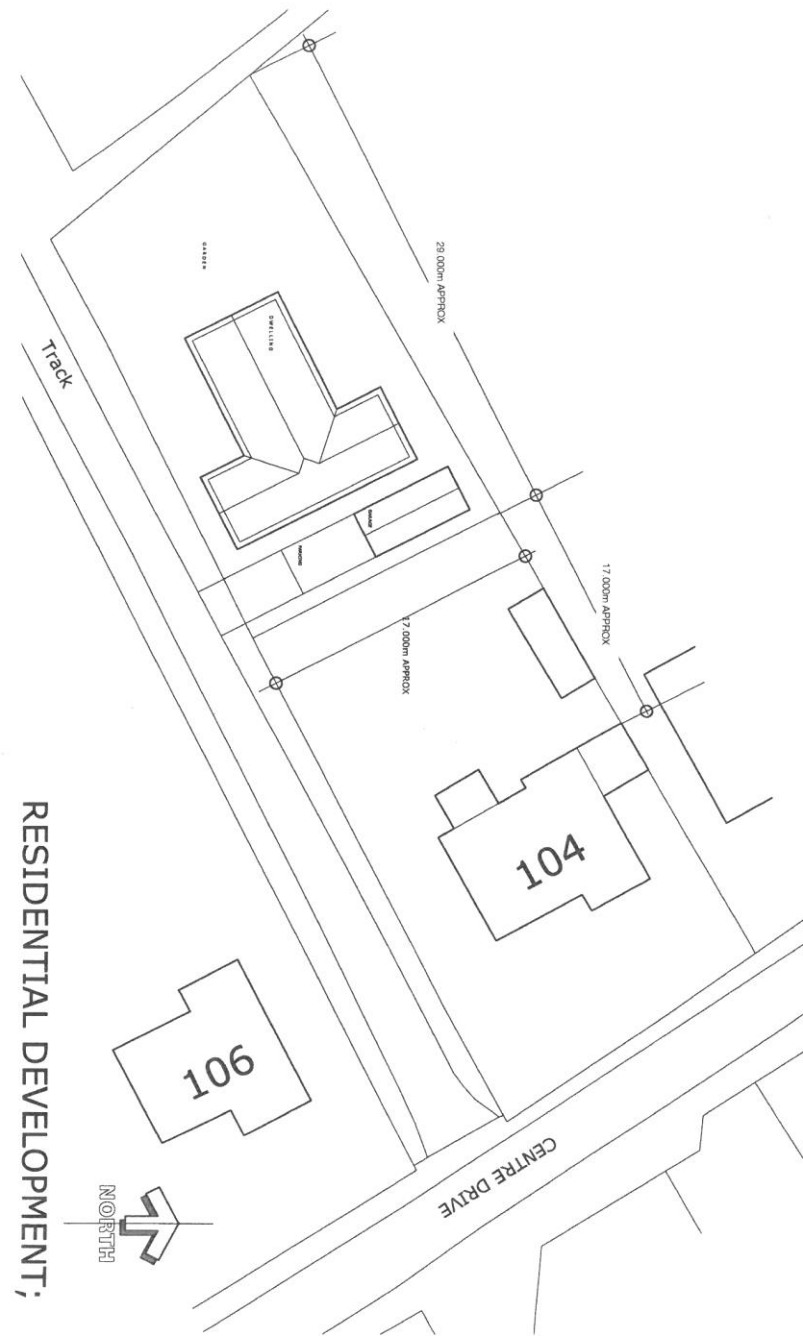
Viewing strictly by prior arrangement with Pocock & Shaw 01638 668284.



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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