

Plot adjoining Fairview, The Street,
Westley Waterless, Newmarket.

Pocock + Shaw

A prime single building plot with detailed planning consent for a “self build” individual 4 bedroom detached house standing in a delightful semi-rural setting in a sought after Cambridgeshire village. The proposed architect designed 2 storey home will benefit from accommodation in the region of 156 m² (1700 sq ft) with 2 reception rooms, a double aspect kitchen/dining room an 4 double bedrooms with one ensuite.

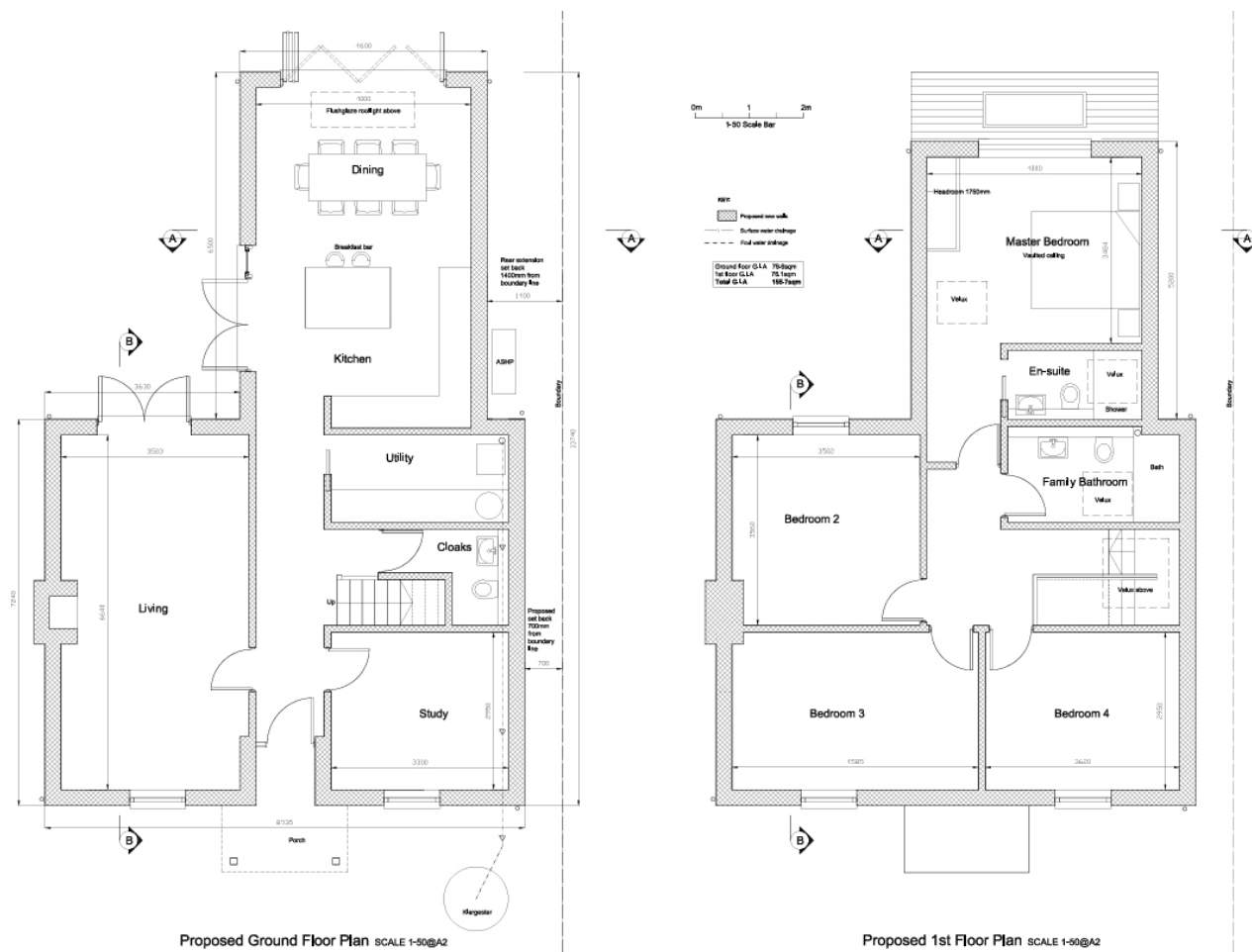
Guide Price £300,000

Planning Permission - Detailed planning Permission has been granted by East Cambridgeshire District Council registered 1st October 2024, application reference **24/01016//FUL**. The full application can be found online. Potential purchasers must satisfy themselves as to the development's obligation towards either a CIL or a 106 agreement.

Services including mains electricity, water and drainage are located nearby. Potential purchasers are advised to contact the respective statutory authorities to confirm the position, capacity and adequacy of such services.

Agent's note These particulars have been prepared in all good faith with measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate, however, we would urge you to contact the office before travelling to ensure that your impression of the property is as we intended.

Viewing By Arrangement with Pocock + Shaw PBS



Westley Waterless is a charming and picturesque village that offers a peaceful rural lifestyle. Nestled amidst beautiful rolling countryside, the village is characterized by open fields, stud farms, and woodlands, making it an idyllic setting for those who appreciate natural beauty. The village boasts a well-maintained village hall and a fine historic church, serving as focal points for the local community.

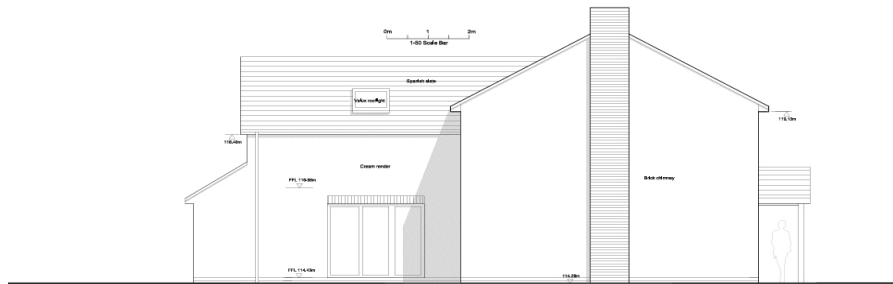
Situated just 5 miles southwest of the renowned horse racing town of Newmarket and 14 miles east of the university city of Cambridge, Westley Waterless enjoys a prime location. Commuting and travel are convenient with easy access to the A11, which connects to the M11 for broader transport links. Additionally, the nearby rail station at Dullingham, just 2 miles away, provides regular services to Cambridge, London King's Cross, and Liverpool Street, making it an excellent choice for commuters or those seeking a balance between countryside living and accessibility to urban hubs.



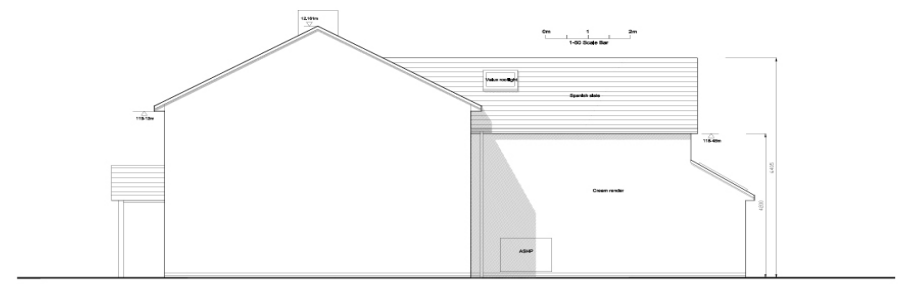
Proposed South Elevation (Front) SCALE 1:50@A2



Proposed North Elevation (Rear) SCALE 1:50@A2



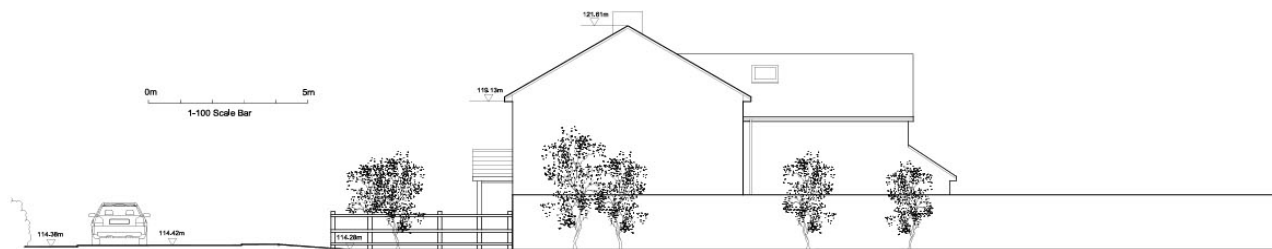
Proposed West Elevation SCALE 1:50@A2



Proposed East Elevation SCALE 1:50@A2



Proposed Street Elevation SCALE 1:100@A2



Proposed Elevation (as viewed from Fair View) SCALE 1:100@A2

