



Amendments: stairs to first floor in flat 2 updated:

Solo Designs Paddock Barn, 110 North Street, Burwell, Cambridge - CB25 0BB te: 01638 - 742 858 - malrowds@oneservice.co.uk	Project: Proposed 1 x 2 bed flat and 1 bed-sit Alfreda Court - Red Lion Square - Soham, Ely	Scale 1:50 A3	Rev. A
	Client: Poppy Developments Ltd.	Drawing: Proposed North Elevation	Date 08-01-2013

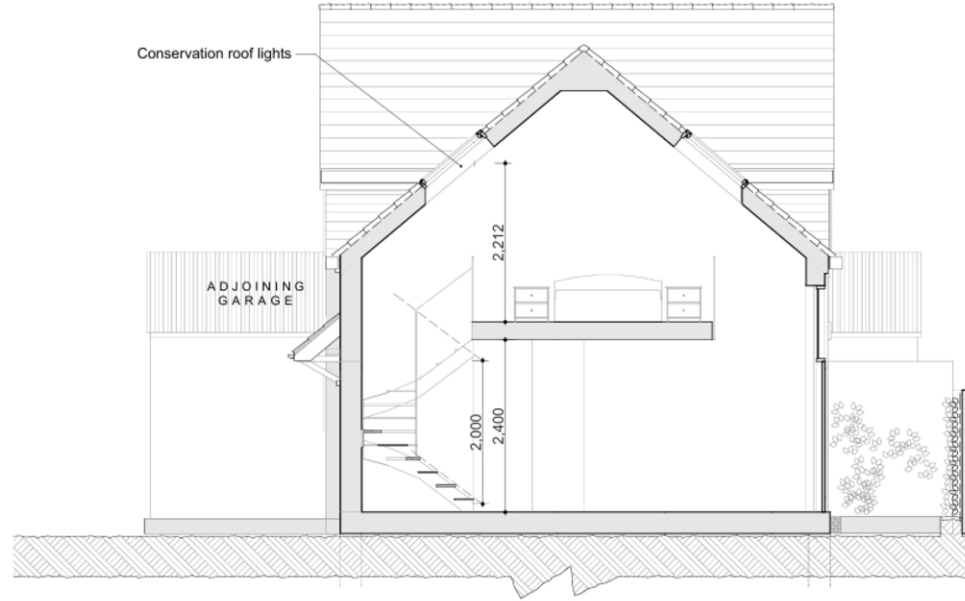
Land to the rear of Alfreda Court, Red Lion Square,
Soham

Pocock + Shaw

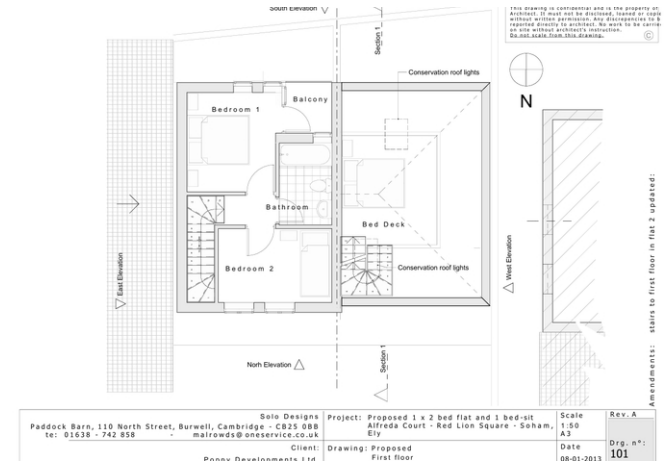
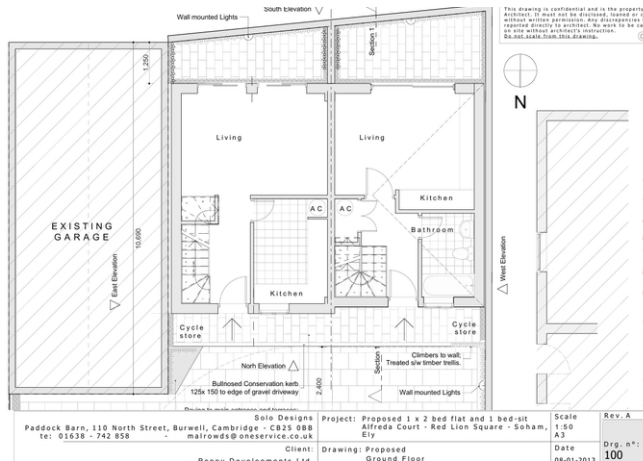
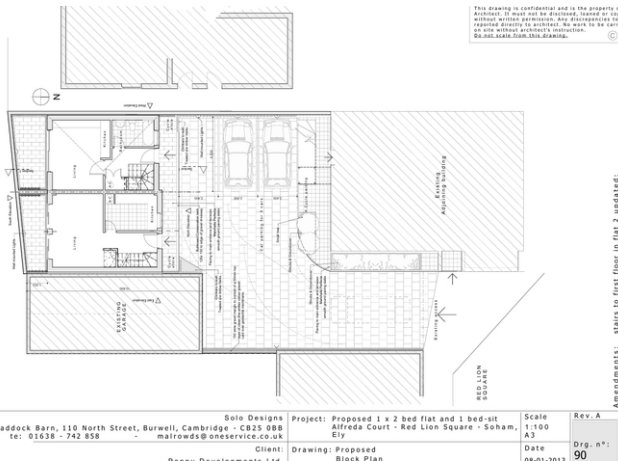
Land to the rear of Alfreda Court
 Soham
 Ely
 Cambridgeshire
 CB7 5HQ

Pocock + Shaw are delighted to bring to the market this development land in the heart of Soham, located behind Alfreda Court, just off Red Lion Square. Full planning was granted in April 2013 for a two bedroom house and a one bedroom maisonette, planning reference 13/00060/FUL - East Cambridgeshire District Council.

Offers Over £150,000



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	Client: Poppy Developments Ltd.	Drawing: Proposed Section 1-1	Date 08-01-2013



Pocock + Shaw are delighted to bring to the market this development land in the heart of Soham, located behind Alfreda Court, just off Red Lion Square. Full planning was granted in April 2013 for a two bedroom house (560 Sqft) and a one bedroom maisonette (380Sqft), planning reference 13/00060/FUL - East Cambridgeshire District Council.

Soham SOHAM is a small thriving market town situated about 6 miles from Ely, 16 miles from Cambridge and 6 miles from Newmarket. It has a varied selection of shops, sporting facilities public houses and good educational outlets, including three primary schools and a Village College. The A14 is available at Newmarket and this in turn, leads into the M11. Soham's passenger railway reopened on the Ipswich to Ely line in late 2021, a short journey to Ely provides further rail access, with direct links into London.

Planning Whilst the permission was granted in 2013 the development has in fact started with concrete footings up to ground level in place. This was done and inspected by the local authority within three years of the planning permission being granted. We understand that the CILL payment obligations have already been met.

Please contact the office for anticipated projected end sales and rental values.

Tenure The property is freehold.

Services

The purchase will need to satisfy themselves as to the location of the services.

The property is not in an conservation area. The property is in a no flood risk area.

Internet connection, basic: 19Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available.

Council Tax East Cambridge District Council

Viewing By Arrangement with Pocock + Shaw PBS



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

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Pocock + Shaw