



ELY PLANNING CO.

DAVID
BURR

Plot 2
Willingham Green Road, Brinkley

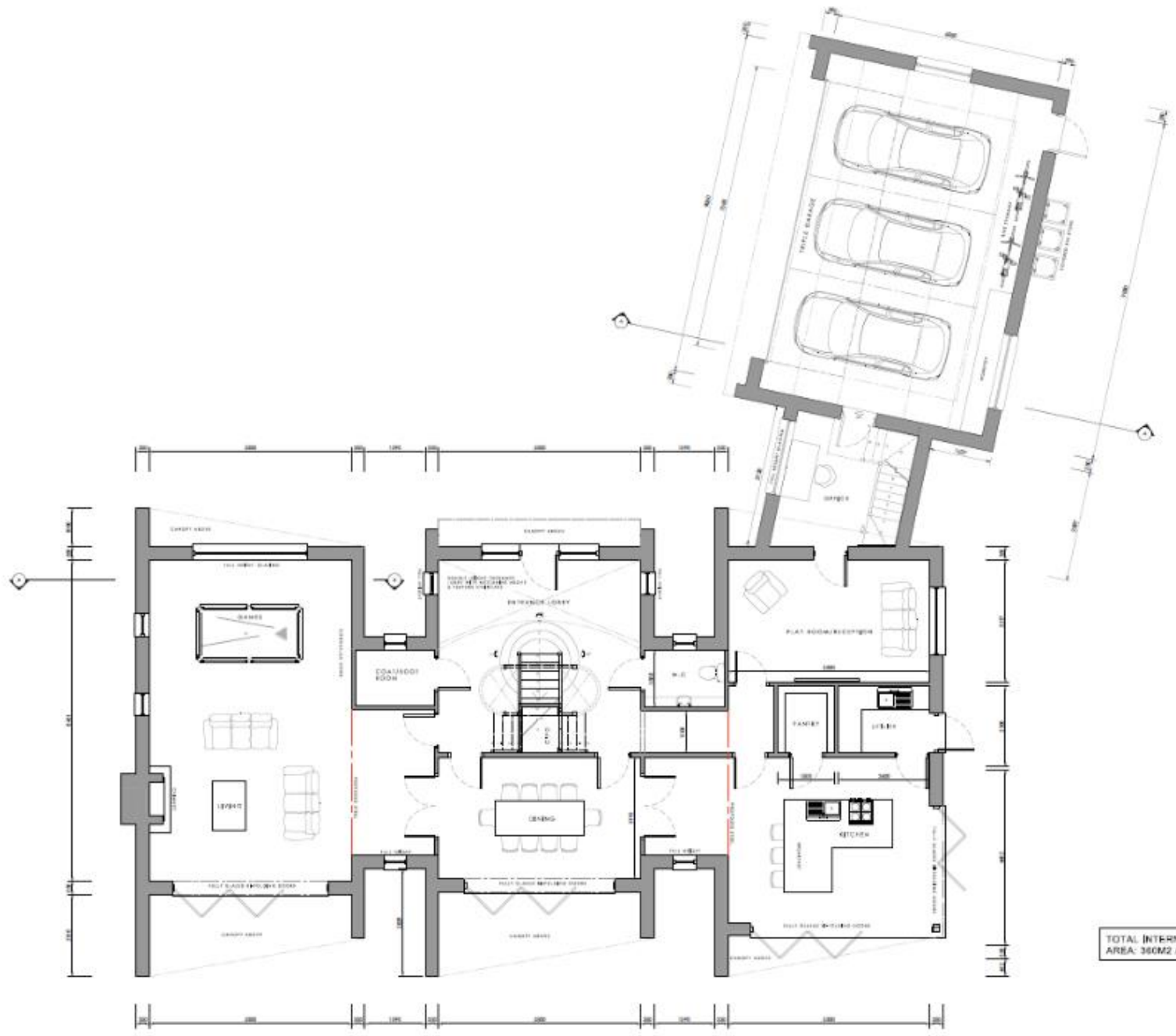
Plot 2, Willingham Green Road, Brinkley CB8 0SW

The property is set amidst undulating countryside in the hamlet of Willingham Green approximately half a mile outside the village of Brinkley some 12 miles east of the University City of Cambridge and approximately 6 miles from Newmarket. The village is well situated for access to the A11 dual carriageway which interconnects with the M11 motorway and many of the regions principal traffic routes. It features a pub, The Red Lion and a church, St Mary's Church.

A unique opportunity to acquire a 'Grand Designs' 1.15 acre building plot with planning approved for a substantial, 3,850 sq ft five bedroom contemporary home. The plot forms part of a former scrap yard with planning to construct 4 luxury, individual homes which are approached by a quiet country lane with views to the rear over countryside. Services are available on site, for full details visit South Cambs District Council ref APP/W0530/W/23/3322599

A unique 1.15 acre building plot with PP for a substantial contemporary home in a quiet, rural location.



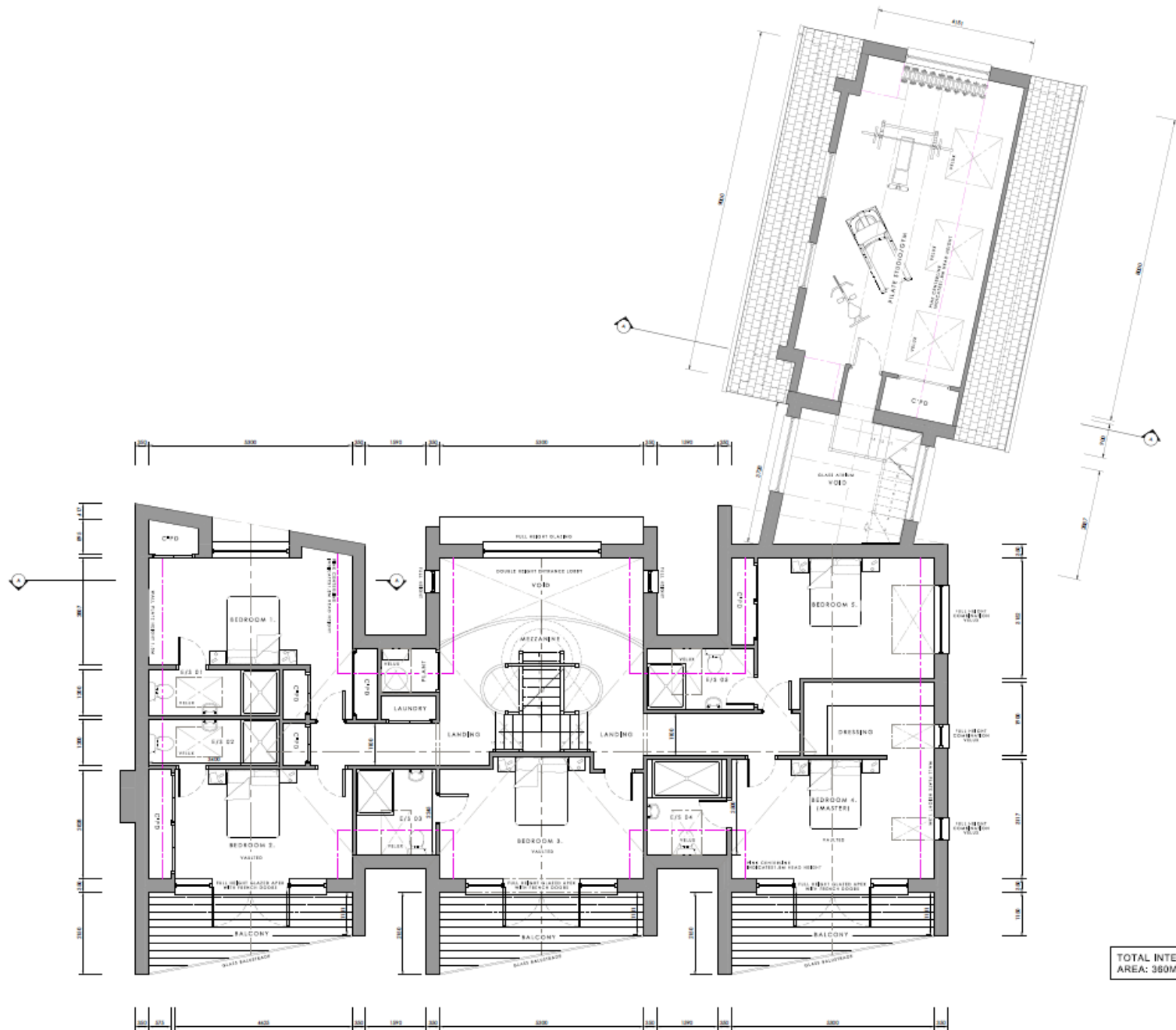


TOTAL INTERNAL FLOOR AREA: 380M² / 3875SQFT

PLOT 2 PROPOSED GF PLAN (175M² EXC. GARAGE)
 PROPOSED 1:100 @ A1



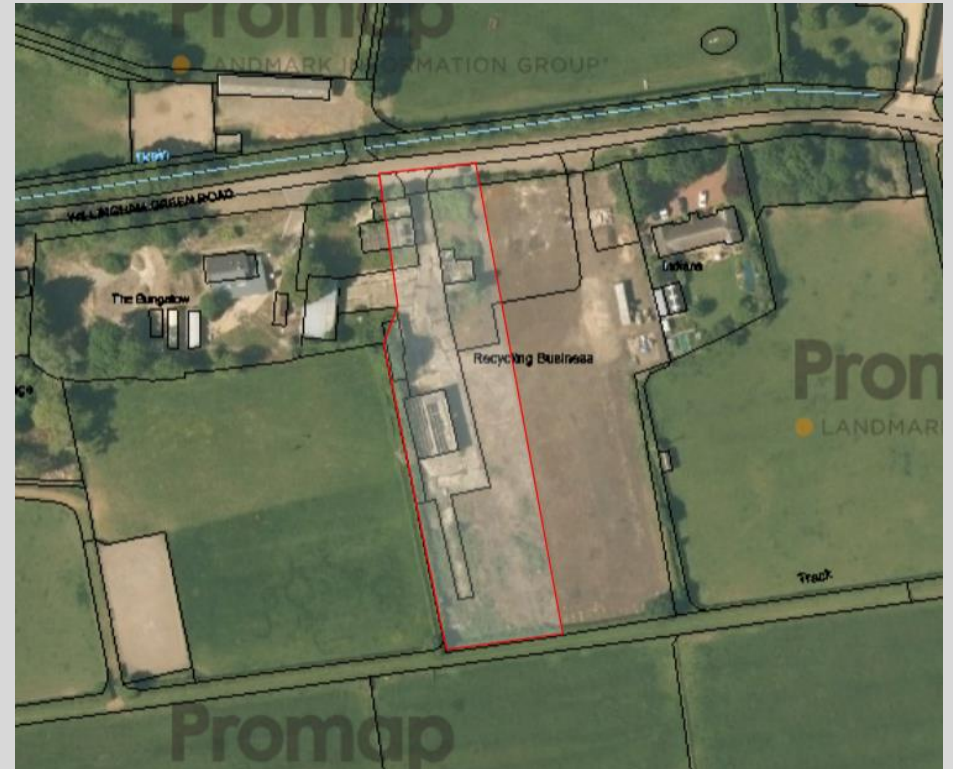
PLOT 2 PROPOSED GF PLAN



TOTAL INTERNAL FLOOR AREA: 360M2 / 3875SQFT

PLOT 2 PROPOSED FF PLAN (104M2)
PROPOSED 1:50 @ A1







ELY PLANNING CO.