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## LOCATION PLAN

**Tudor Lodge Bells Drove, Littleport**  
Ely

**RICHARD  
BOOTH**  
ESTATE AGENTS



Offers Over **£125,000**

# Tudor Lodge Bells Drove

Littleport, Ely

- Single Building Plot
- Detailed Planning Consent For Four Bedroomed House Of Approx 1872 sq ft
- Semi Rural Location
- Countryside Views

A building plot of approximately 0.15 of an acre (STS) with full planning permission to build a four bedroom detached family home of approximately 1872 sq ft (174 sq m.) The consent provides accommodation comprising four bedrooms with an ensuite and family bathroom, lounge, kitchen, dining room, study and utility room. Planning reference is 24/00706/FUL and was granted by East Cambridgeshire District Council on 4/2/25.

Please note there are certain standard conditions that can be clarified via the planning portal or on request from the agent. The plot is subject to a Community Infrastructure Levy.

Mains water and electricity are available at Bells Drove, the purchaser should investigate the exact location and capacity of these services prior to purchase.

Ofcom advises that EE and O2 provide the best mobile coverage with good availability outdoors and limited availability indoors.

Ofcom advises that Standard and Superfast broadband is available with a highest available download speed of 80Mbps.





SCALE 1:100 @ A1

D	21.01.25	III, amended in line with Environment Agency recommendations
C	20.11.24	Amendments as per Ecology Officers recommendations
B	24.07.24	Levels added
A	06.04.24	General update
	Date	Revision

Tel : 01223 234849  
Email : [info@cookandcook.co.uk](mailto:info@cookandcook.co.uk)

Client	MR STIRLING	Dwg no	C657-P-02	REV	D
Scale	1:100 as A1	Date	MAR 2024	Drawn By	AC

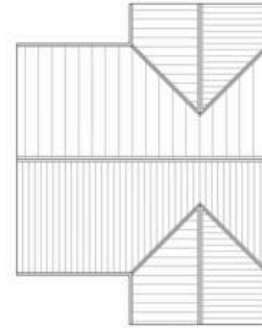




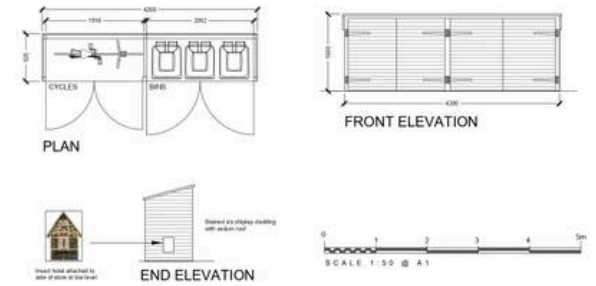
**GROUND FLOOR PLAN**  
Gross Internal Floor Area: 89 sq m



**FIRST FLOOR PLAN**  
Gross Internal Floor Area: 85 sq m



**ROOF PLAN**



**REFUSE BIN and CYCLE STORE**  
SCALE 1:50



**WEST ELEVATION**



**EAST ELEVATION**



**NORTH ELEVATION**



**SOUTH ELEVATION**

Date	Revisions
B	29.11.24 Amendments as per Ecology Officers recommendations
A	24.07.24 General update and window added to elevation

<b>COOK &amp; COOK</b>		Project <b>TUDOR LODGE WELNEY</b>	
2 WATER LANE OAKINGTON CAMBRIDGE CB24 3AL		Drawing Title <b>PROPOSED GENERAL ARRANGEMENTS</b>	
Tel : 01223 234849 Email : info@cookandcook.co.uk		Client <b>MRS STIRLING</b>	Drawn by <b>C657-P-03</b>
		Scale <b>1:100 &amp; 1:50 @ A1</b>	Rev <b>B</b>
		Date <b>MAR 2024</b>	Drawn by <b>AC</b>



0 5 10 15 20

SCALE 1:200 @ A1

[illegible]

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K	Project	TUDOR LODGE WELNEY
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### PROPOSED VISIBILITY SPLAY PLAN

Client	Mt Sterling	Project	C657-P-04	REV	-
Scale	1:200 @ A1	Date	MAR 2024	Drawn By	AC

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## Richard Booth Estate Agents

Ely

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