RICHARD BOOTH
ESTATE AGENTS

Land at Tudor Lodge, Bells Drove, Welney PE14 9TG

Offers Over **£125,000**

Land at Tudor Lodge, Bells Drove

Welney, Wisbech

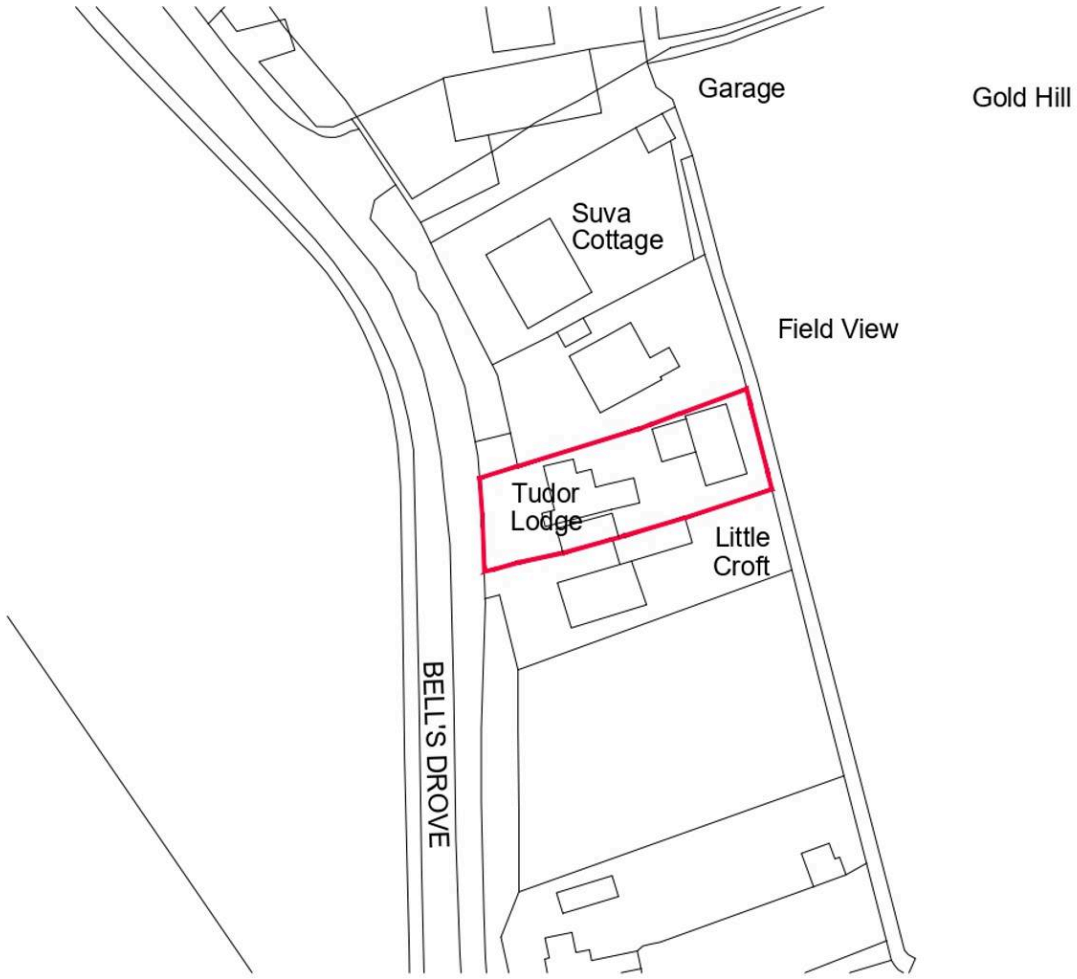
A building plot of approximately 0.15 of an acre (STS) with full planning permission to build a four bedroom detached family home of approximately 1872 sq ft (174 sq m.) The consent provides accommodation comprising four bedrooms with an ensuite and family bathroom, lounge, kitchen, dining room, study 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.



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LOCATION PLAN
SCALE 1:1000

COOK & COOK
2 WATER LANE
OAKINGTON

Project
TUDOR LODGE
WELNEY

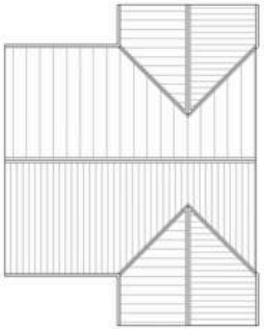
Drawing Title
LOCATION PLAN

GROUND FLOOR PLAN

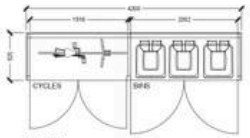
Gross Internal Floor Area 89 sq m

FIRST FLOOR PLAN

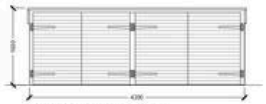
Gross Internal Floor Area 85 sq m



ROOF PLAN



PLAN



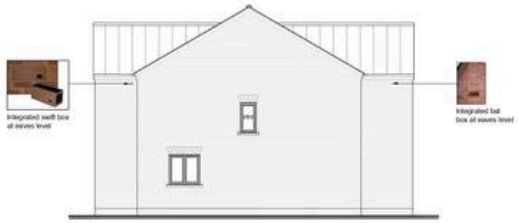
FRONT ELEVATION

END ELEVATION

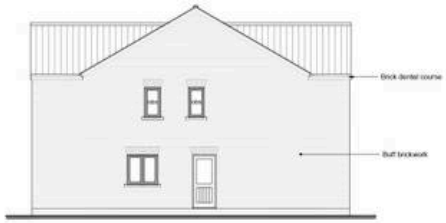
REFUSE BIN and CYCLE STORE
SCALE 1:50

WEST ELEVATION

EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

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

COOK & COOK
2 WATER LANE
OAKINGTON
CAMBRIDGE
CB24 3AL
Tel : 01223 234849
Email : info@cookandcook.co.uk

Project: TUDOR LODGE WELNEY

Drawing Title: PROPOSED GENERAL ARRANGEMENTS

Client: MR STIRLING

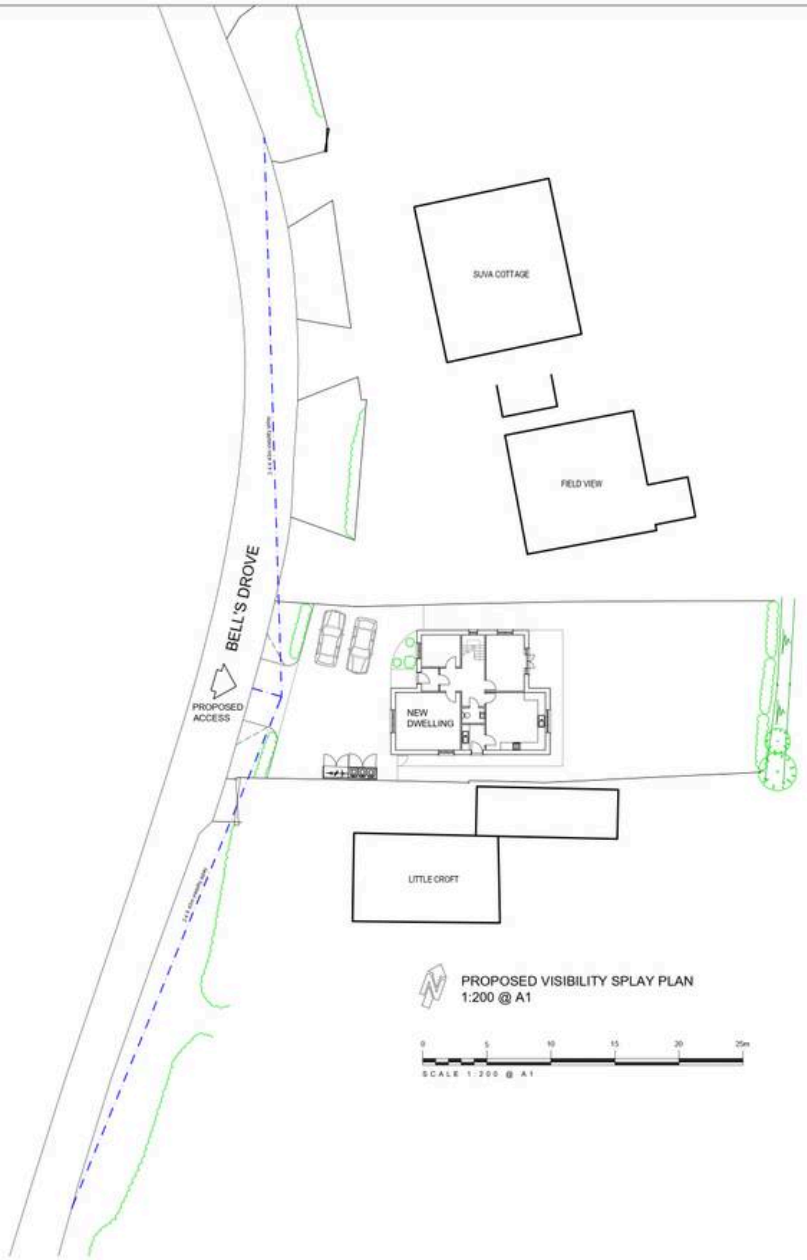
Drawing no: C657-P-03

REV: B

Scale: 1:100 & 1:50 @ A1

Date: MAR 2024

Drawn By: AC



PROPOSED VISIBILITY SPLAY PLAN
1:200 @ A1

0 5 10 15 20 25m
SCALE 1:200 @ A1

	Date	Revisions

COOK & COOK
2 WATER LANE
OAKINGTON
CAMBRIDGE
CB24 3AL
Tel : 01223 234849
Email : info@cookandcook.co.uk

Project: TUDOR LODGE WELNEY

Drawing Title: PROPOSED VISIBILITY SPLAY PLAN

Client	Drwg no	REV
MR STIRLING	C657-P-04	-

Scale	Date	Drawn By
1:200 @ A1	MAR 2024	AC

PROPOSED SITE PLAN
1:100 @ A1

SCALE 1:100 @ A1

D	21.01.25	FFL amended in line with Environment Agency recommendations
C	29.11.24	Amendments as per Ecology Officers recommendations
B	24.07.24	Levels added
A	08.04.24	General update
	Date	Revisions

COOK & COOK
2 WATER LANE
OAKINGTON
CAMBRIDGE
CB24 3AL
Tel : 01223 234849
Email : info@cookandcook.co.uk

Project	TUDOR LODGE WELNEY
Drawing Title	PROPOSED SITE PLAN
Client	MR STIRLING
Drwg no	C657-P-02
REV	D
Scale	1:100 @ A1
Date	MAR 2024
Drawn By	AC

Richard Booth Estate Agents

Ely

01353 521267

info@richardbooth.org

richardbooth.org

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