



Land Adjacent 44, The Row, Sutton
Sutton

**RICHARD
BOOTH**
ESTATE AGENTS 

£199,950

An excellent opportunity to purchase a development site of approximately 1/3rd of an acre (sts) with outline planning consent for the erection of two dwellings, situated within a highly regarded part of the village.

PLANNING

Outline planning consent was granted on the 26th March 2025 by East Cambridgeshire District Council with a planning reference number of 24/01345/OUT. The planning consent allows for the erection of two detached dwellings. Copies of the planning documents are available from East Cambridgeshire District Council's planning portal. The consent allows for the construction of one dwelling which shall not exceed 730 square feet footprint, 2.45 metres eaves height and 4.8 metres ridge height. The consent allows for a separate property which shall not exceed 1,000 square feet footprint, 2.45 metres eaves height and 4.8 metres ridge height.

SERVICES

Mains water, gas and electricity are available within The Row and purchasers should make their own investigations into the location and suitability of these services.

COMMUNITY INFRASTRUCTURE LEVY

The purchasers will be responsible for payment of the Community Infrastructure Levy.

MATERIAL INFORMATION

Tenure - Freehold

Broadband Availability - according to [Ofcom.org.uk](https://www.ofcom.gov.uk), standard (14 Mbps), superfast (43 Mbps) and ultrafast (1800 Mbps) are available within the area

Mobile Phone Coverage - according to [Ofcom.org.uk](https://www.ofcom.gov.uk) there is limited availability within the area for EE, Three, O2 and Vodafone.

VIEWING

Direct to site.



DRAWING REVISIONS		
Rev	Date	Details
A	06/10/22	Pedestrian and vehicular visibility splays added

MWS Architectural Ltd
 ARCHITECTURAL CONSULTANT
 Tel/Fax: 01353 665 352
 Email: mark@mwsarchitectural.co.uk

Project:
**PROPOSED NEW DWELLINGS
 LAND ADJACENT TO 44 THE ROW
 SUTTON CAMBRIDGESHIRE**

Drawing:
Parameters Plan

Drawing File Location:
 DRAWING-FILE-LOCATION

Drawn by: MWS Scale: 1:500_A3 Date: 01-07-22

This drawing is © copyright protected.
 All dimensions to be checked on site.
 Any discrepancies to be reported to
 the Architect immediately.
 This drawing should not be scaled.

Drawing no: **391/P/01** Revision **A**

KEY:

- PLOT 1
- PLOT 2
- ACCESS DRIVE
- RETAINED TREES AND HEDGES
- TREES TO BE REMOVED

DWELLING SCHEDULE

	Dwelling Sq Ft	Grd Floor Finished Level	Eaves Height	Ridge Height
PLOT 1	1000	14.20	2.45m	4.8m
PLOT 2	730	11.90	2.45m	4.8m



Richard Booth Estate Agents

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01353 521267 • info@richardbooth.org • richardbooth.org

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