

Material Information

Broadmead Witcham Road, Mepal, Ely, CB6 2AF

14th January 2026

Data you can rely on:



Key Property Information

Number of bedrooms	3 bedrooms	Floor area	969ft²	Market History		
Number of bathrooms	1 bathroom	Plot size	0.5 acres	 Last Sold		
Property type	Detached	Title number	CB281403	September 2017		
Year built	1950-1966			£300,000		

Tenure		 EPC Valid to 19/08/2022	 Council tax		
Lease type	Freehold	Efficiency rating (current)	56 D	Tax band	Band D
		Efficiency rating (potential)	68 D	Estimated cost	£2,374 per year
		Enviro impact (current)	68 D	Local authority	East Cambridgeshire
		Enviro impact (potential)	78 C		

Utilities		Build	
Mains gas	N/A	Floor type	Solid
Wind turbines	N/A	Roof type	Pitched
Solar panels	N/A	Wall type	Brick
Mains fuel type	Liquid Gas	Window type	Double Glazed
Water	Anglian Water		

Key Property Information

Mobile coverage

 EE coverage	 Okay
 O2 coverage	 Okay
 Three coverage	 Poor
 Vodafone coverage	 Okay

Broadband coverage

Basic broadband	 4mb
Superfast broadband	 N/A
Ultrafast broadband	 N/A
Overall broadband	 4mb

Outdoor space

Garden direction (est) **South**

Air traffic noise

No registered disturbance from air traffic noise

Tree preservation orders

No registered tree preservation orders on this property.

Flood risk

Rivers and sea flood risk **Very low**

Surface water flood risk **Very low**

Parking

Garage

Double Garage & Driveway

Radon gas

Low risk (0-1%)

The potential risk of a property exceeding the radon Action Level of 200 Bq m³. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

Key Property Information

Planning applications

Outline application for 1no. four bed single storey dwelling

Ref no. 19/01238/OUT

Date: 05-11-2019

Outline application for a 3 bed bungalow (re-submission
19/01238/OUT)

Ref no. 20/00111/OUT

Date: 02-04-2020

Single storey side extension

Ref no. 21/00960/FUL

Date: 16-08-2021

Single storey side extension (Revised scheme for previously
approved 21/00960/FUL)

Ref no. 21/01184/FUL

Date: 04-11-2021

Rights and restrictions

Restrictive covenants

No covenants

This property does not have any restrictive covenants

Restrictive covenants are legally binding agreements written into a property's deed that limit what can be done with the property.

Why it's important

Usage Limitations

They may restrict alterations, land use, or activities (e.g. no extensions, specific construction materials).

Community Consistency

Covenants help maintain a uniform look and feel in a community, which can protect property values.

Obligations and Compliance

It's crucial to understand any existing covenants before buying, as breach can lead to legal action.

While we can't provide specific details about restrictive covenants without the purchase of the title deeds, we can let you know if they exist. For more information on how to obtain the title deeds, please feel free to reach out to your agent, who will be happy to assist you.

Rights of way

There has been no rights of way found on the plot of this property

0 found **Footpaths**

These paths are for pedestrians, which means they can be used by people walking or running. They are also accessible to those using mobility scooters or powered wheelchairs.

0 found **Bridleways**

Along with walking, these paths are open to horse riders and cyclists. Additionally, mobility scooters and powered wheelchairs can be used here. No motor vehicles are allowed.

0 found **Restricted Byways**

These routes are more versatile, allowing for any form of transport as long as it isn't powered by a motor. This includes walking, cycling, horse riding, and using mobility scooters or powered wheelchairs.

0 found **Byways Open to All Traffic (BOATs)**

These paths are available to all forms of transport, including motor vehicles. However, despite allowing cars and other vehicles, they are primarily used by pedestrians, cyclists, and horse riders.

For specific details about the rights of way on this property, it may be beneficial to consult local government websites or property deeds, which can provide precise information on locations and restrictions.

HM Land Registry 

Rights and restrictions

National park

No restrictions found

This property is not within a national park

A national park is a protected area recognized for its natural beauty, wildlife, and cultural heritage.

Why it's important

Restrictions

There are strict planning regulations to ensure preservation. Building and development are highly controlled.

Natural Beauty

Properties offer scenic surroundings and abundant recreational opportunities, adding to their appeal.

Value Implications

While restrictions may limit development, the environment can enhance property desirability and value.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Conservation area

No restrictions found

This property is not within a conservation area

A conservation area is a region designated for its special architectural or historical value. It is protected to maintain its unique character.

Why it's important

Preservation

These areas maintain historical and architectural charm, potentially enhancing property values.

Restrictions

Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals.

Community and Environment

They contribute to community aesthetics and environmental health.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Rights and restrictions

Greenbelt land

No restrictions found

This property is not on Greenbelt land

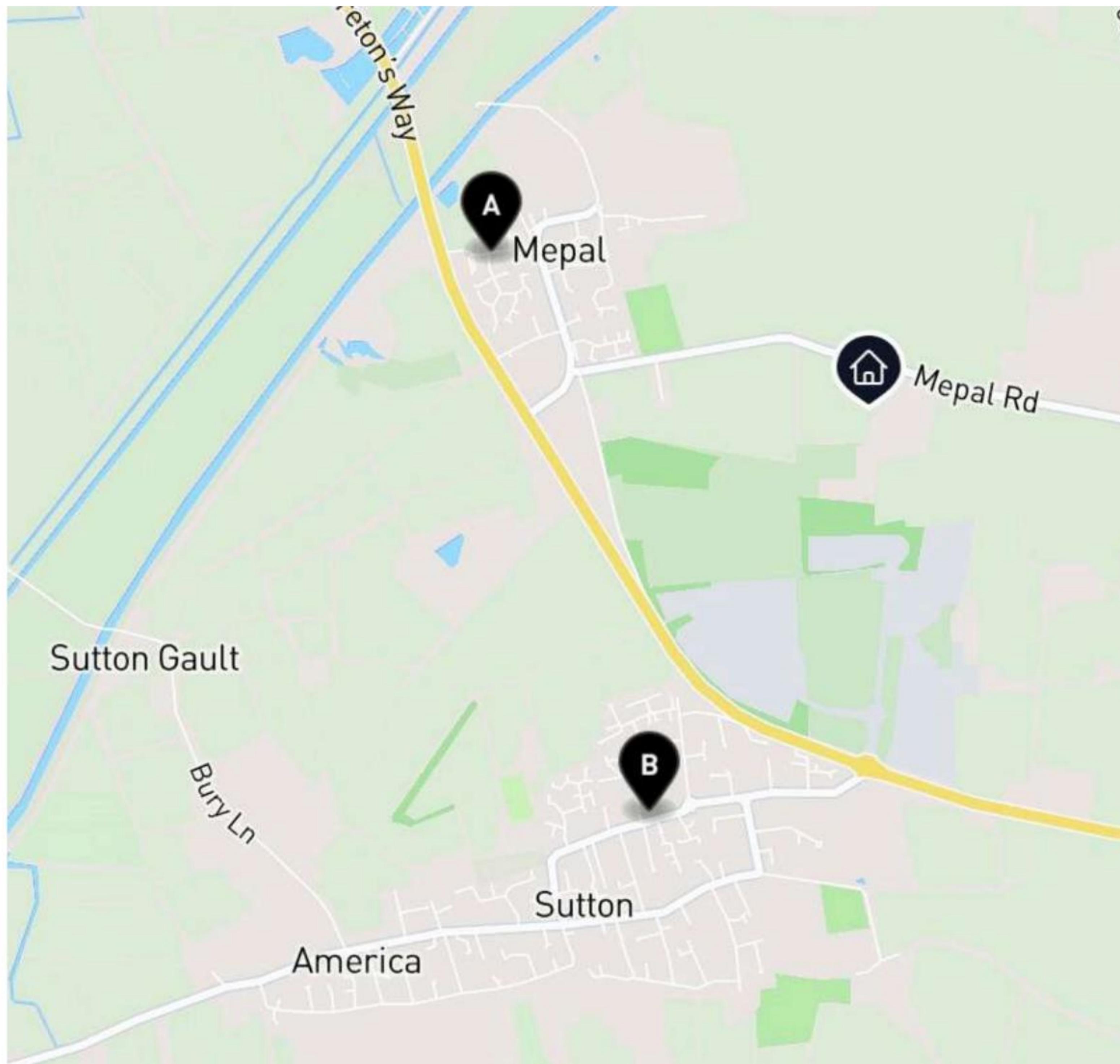
Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

Why it's important

Restrictions	Environmental Appeal	Value Implications
Strict regulations limit new developments and property modifications, often requiring special permissions.	Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.	Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Local Education



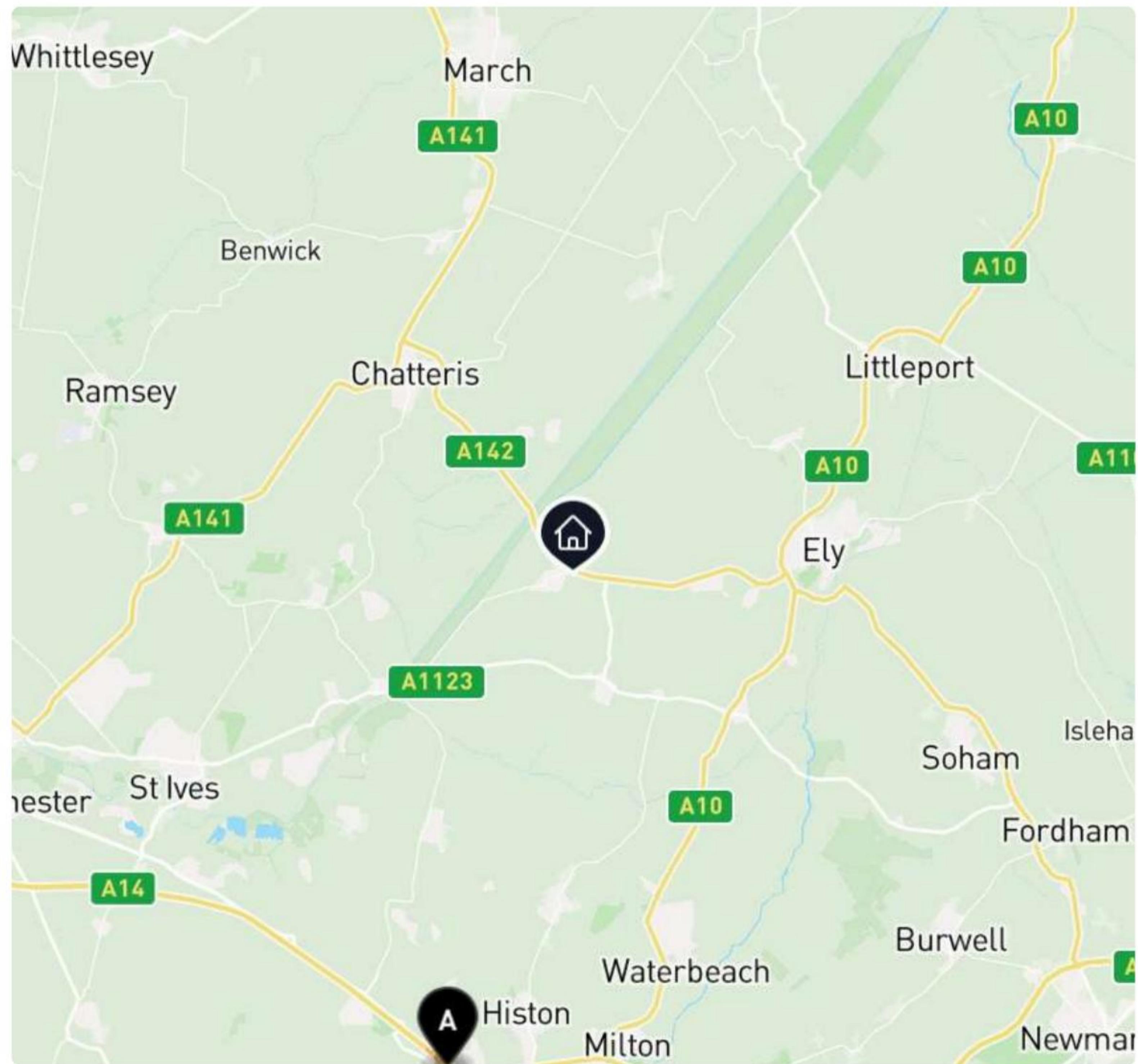
A Mepal And Witcham Church Of England Primary School
0.76mi • Nursery

B Sutton Cofe Vc Primary School
0.96mi • Primary

Good

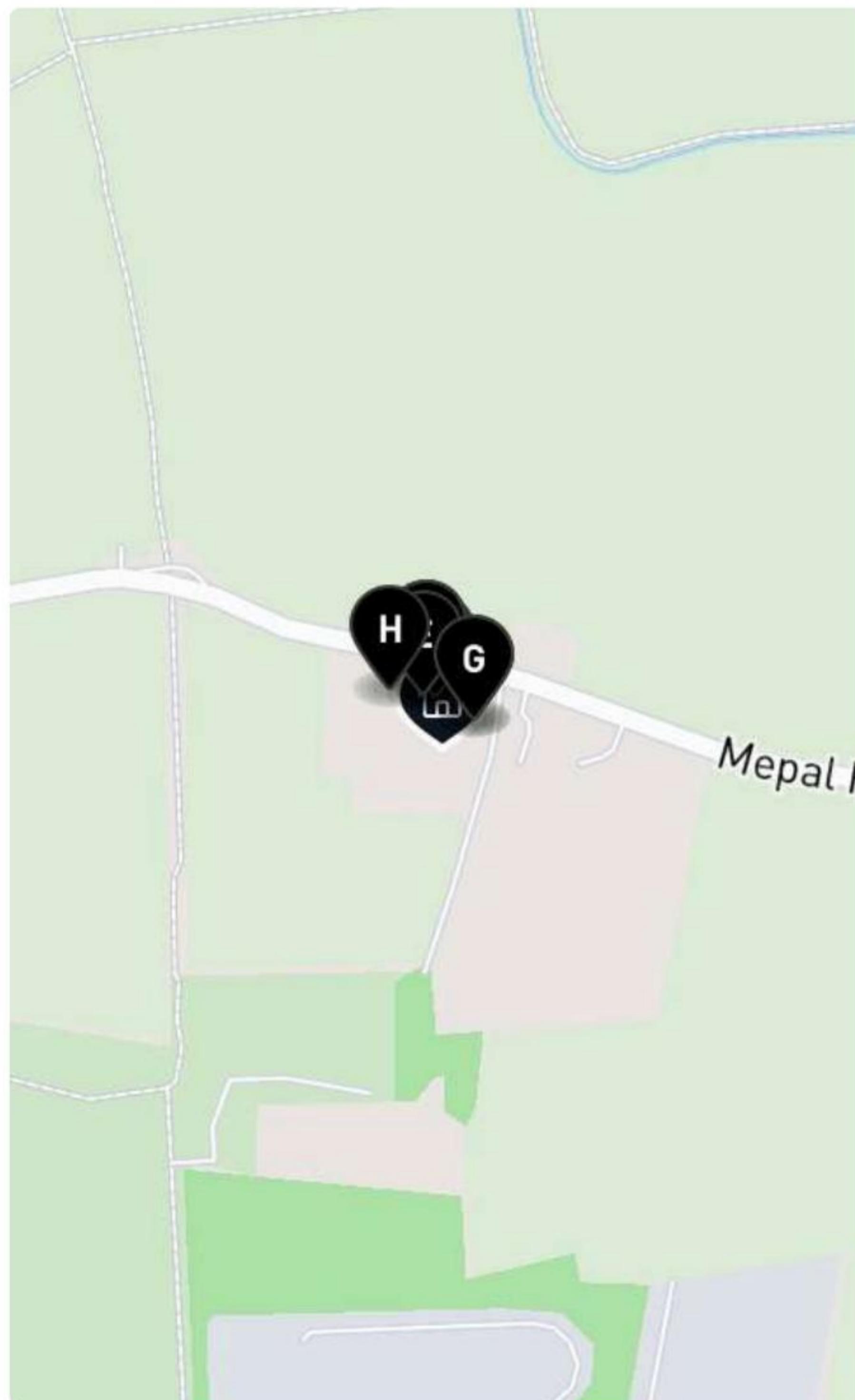
Good

Local Transport



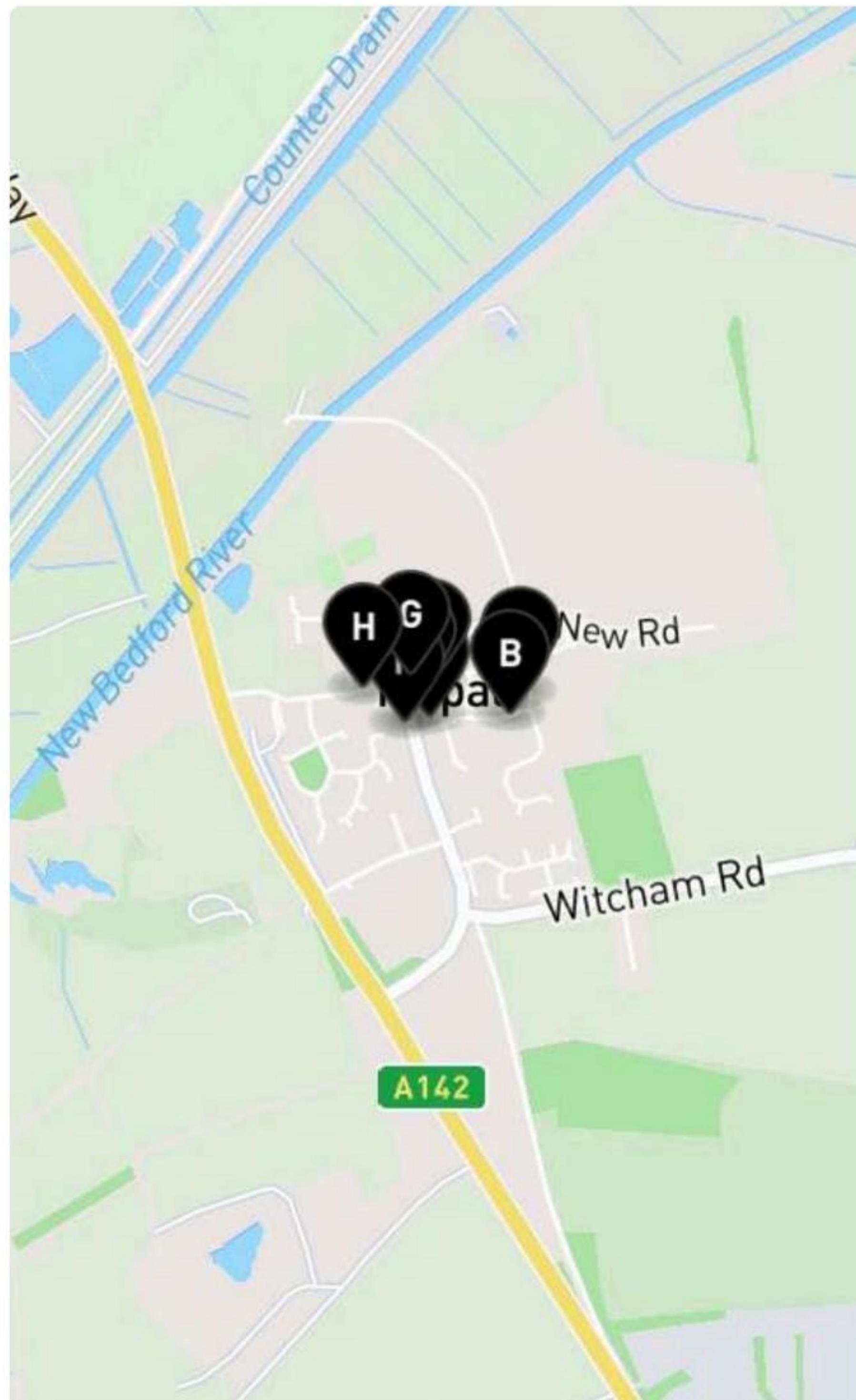
A M11
12 mi • Motorway

Nearby Planning



A	Broadmead Boarding Kennels Witcham Road Mepal Cambridgeshire	23ft ♀	Broadmead Boarding Kennels Witcham Road Mepal Cambridgeshire	49ft ♀		
	Single storey side extension (Revised scheme for previously approved 21/00960/FUL)		Construction of three bed dwelling			
	Approved	Ref no. 21/01184/FUL	09-09-2021	Approved	Ref no. 22/00561/FUL	14-06-2022
B	Broadmead Boarding Kennels Witcham Road Mepal Cambridgeshire	26ft ♀	Land West Of Whitegate Farm Witcham Road Mepal Cambridgeshire	115ft ♀		
	Single storey side extension		Demolition of 2no. nissen huts, construction of two dwellings with associated parking and amenity area			
	Approved	Ref no. 21/00960/FUL	22-06-2021	Approved	Ref no. 18/01521/FUL	29-10-2018
C	Land Adj Broadmead Witcham Road Mepal Ely Cambridgeshire CB6 2AF	46ft ♀	Land West Of Whitegate Farm Witcham Road Mepal Cambridge Cambridgeshire CB6 2AF	115ft ♀		
	Outline application for 1no. four bed single storey dwelling		Demolition of 2no. nissen huts, construction of two dwellings with associated parking and amenity area			
	Refused	Ref no. 19/01238/OUT	10-09-2019	Approved	Ref no. 19/00826/FUL	11-06-2019
D	Land Adj Broadmead Kennels Witcham Road Mepal Ely Cambridgeshire CB6 2AF	46ft ♀	Site West Of Broadmead Witcham Road Mepal Cambridgeshire	144ft ♀		
	Outline application for a 3 bed bungalow (re- submission 19/01238/OUT)		Wooden single garage with attached carport			
	Approved	Ref no. 20/00111/OUT	06-02-2020	Approved	Ref no. 19/00105/FUL	18-01-2019
E						
F						
G						
H						

Nearby Listed Buildings



A	Grade II - Listed building 15, HIGH STREET 18/08/88	2956ft ⓘ List entry no: 1331495	E	Grade II - Listed building MEPAL HOUSE 21/07/86	3474ft ⓘ List entry no: 1126974
B	Grade II - Listed building 8, HIGH STREET 18/08/88	2963ft ⓘ List entry no: 1162851	F	Grade II - Listed building THE ROUND HOUSE 18/08/88	3488ft ⓘ List entry no: 1126975
C	Grade II - Listed building Mepal War Memorial 22/04/24	3369ft ⓘ List entry no: 1489304	G	Grade II - Listed building ASH COTTAGE 05/02/52	3543ft ⓘ List entry no: 1309424
D	Grade II - Listed building 3, HIGH STREET 18/08/88	3422ft ⓘ List entry no: 1162863	H	Grade II - Listed building WISTERIA HOUSE 18/08/88	3763ft ⓘ List entry no: 1126972

Sales Market Stats

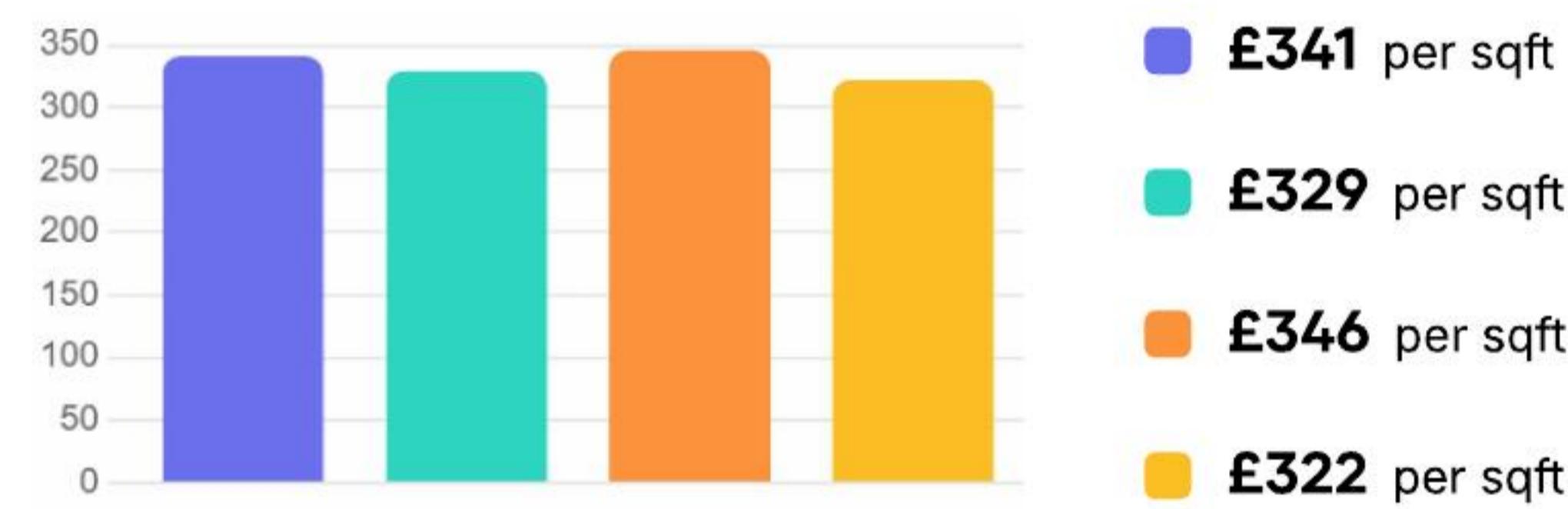
Average house price changes in the last year (East Cambridgeshire)

	Jan '25	Apr '25	Jul '25	Oct '25	Dec 25
Detached	£450k	£475k	£470k	£525k	£525k
Semi-Detached	£280k	£295k	£295k	£325k	£325k
Terraced	£250k	£265k	£265k	£290k	£290k
Flats/Maisonettes	£186k	£196k	£196k	£217k	£217k

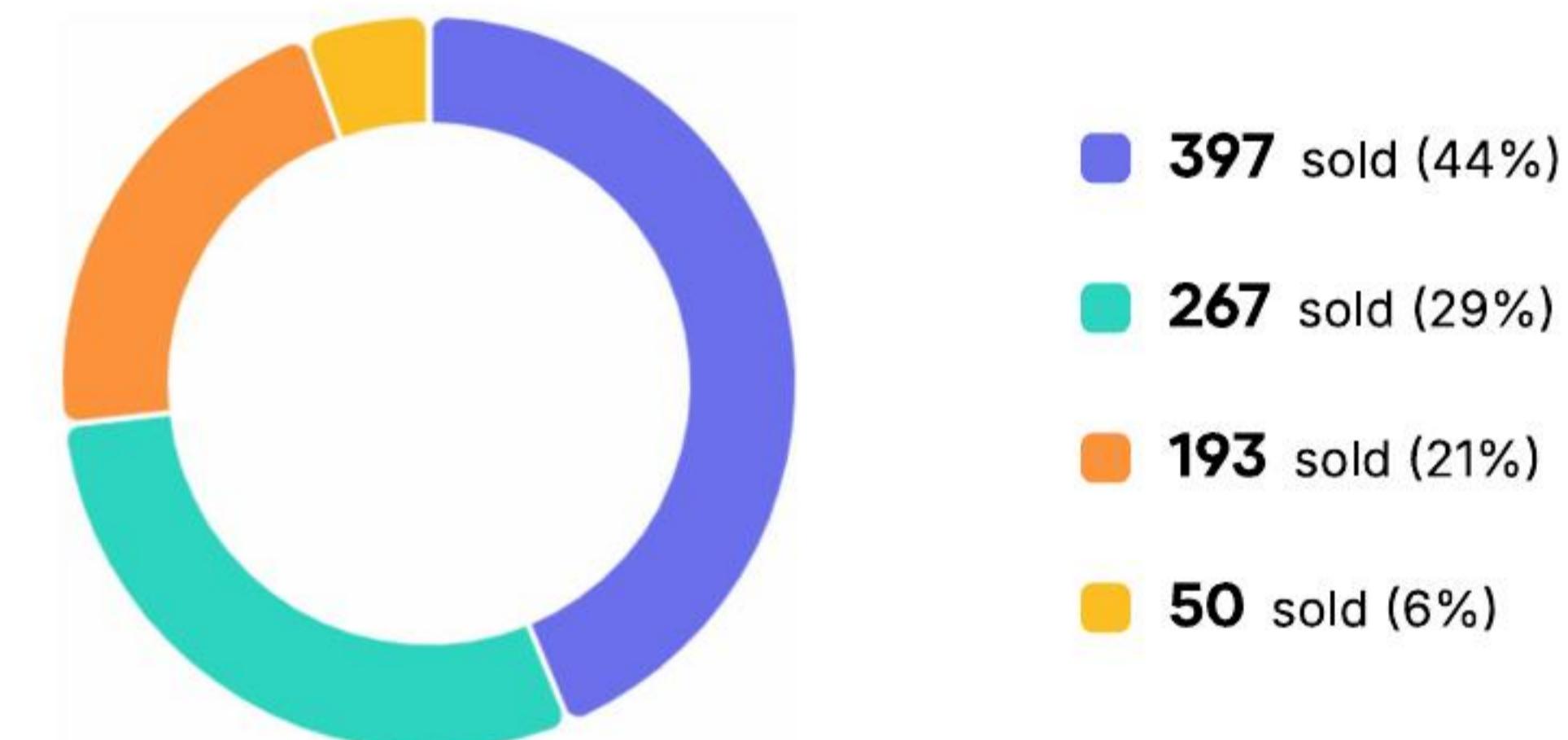
Average time on the market (East Cambridgeshire)



Average price per sqft (East Cambridgeshire)



Volume of sold properties in the last 12 months (East Cambridgeshire)



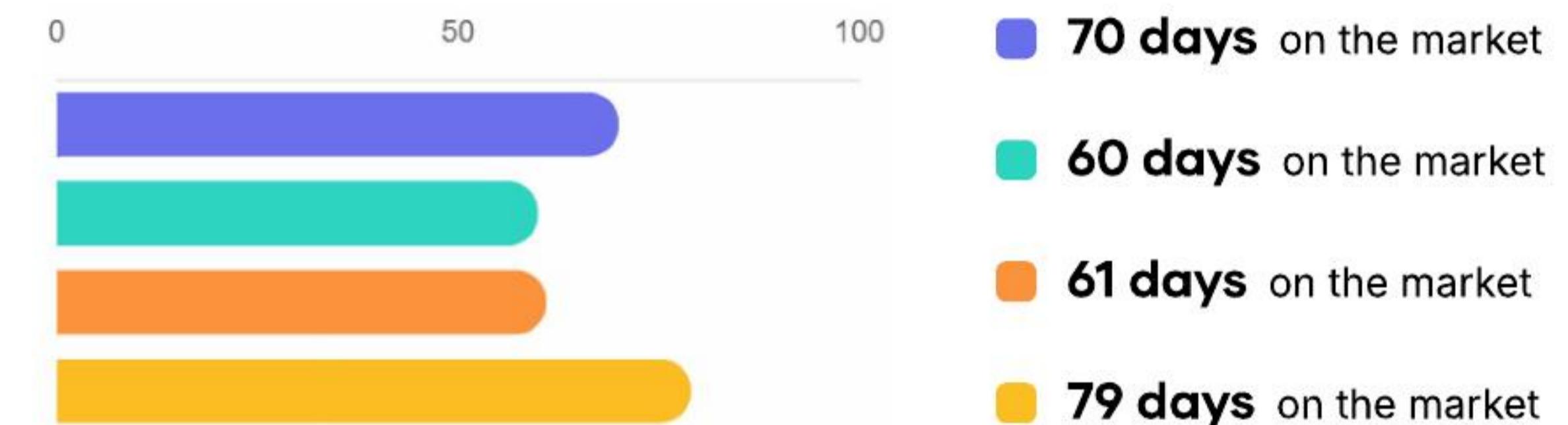
■ Detached ■ Semi-Detached ■ Terraced ■ Flats/Maisonettes

Lettings Market Stats

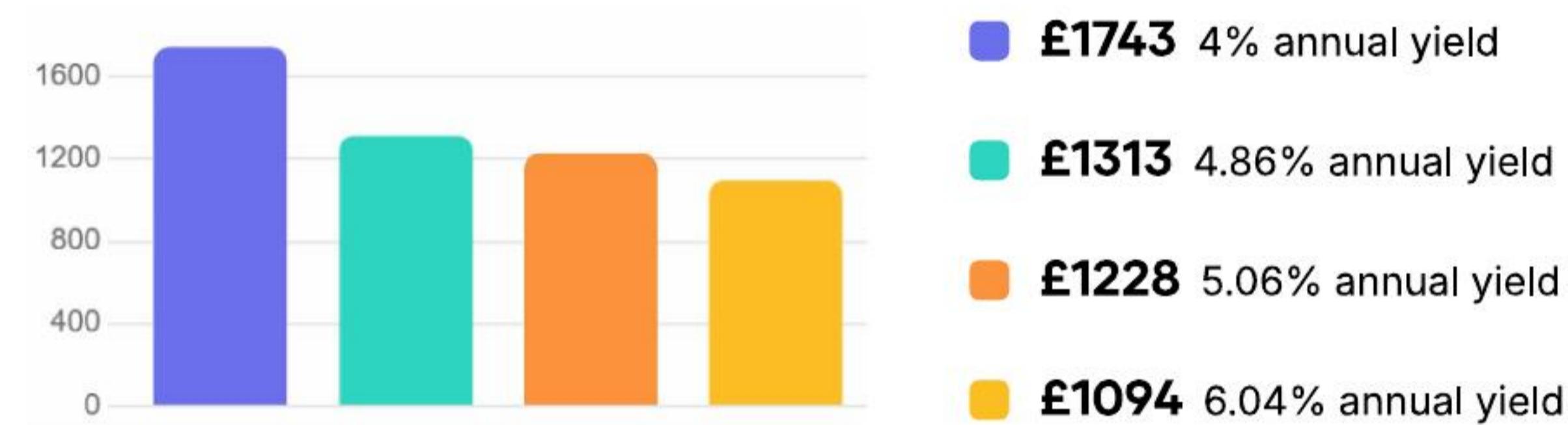
Average rental price changes in the last 12 months (East Cambridgeshire)

	Jan 25	Apr 25	Jul 25	Oct 25	Dec 25
Detached	£1772	£1778	£2166	£1744	£1818
Semi-Detached	£1221	£1249	£1347	£1412	£1292
Terraced	£1163	£1088	£1244	£1119	£1138
Flats/Maisonettes	£1004	£906	£938	£963	£955

Average time on the rental market (East Cambridgeshire)



Average rental yield (East Cambridgeshire)



Volume of let properties in the last 12 months (East Cambridgeshire)



■ Detached ■ Semi-Detached ■ Terraced ■ Flats/Maisonettes



About Us

We're a down-to-earth team that takes pride in doing things the right way. Built on traditional values and combined with forward thinking with our approach, we use our deep local knowledge and experience to make the process as smooth and stress free as possible. We're small enough to give every client personal attention, but big enough to deliver standout marketing that achieves great results. With a strong track record in the Ely property market and surrounding villages, we understand what makes this area special – and how to showcase your property to the right buyers. Whether you're moving locally or relocating to this historic city, Richard Booth is committed to making your property journey as smooth and successful as possible.

Get in touch

Office address	Ely
Email	info@richardbooth.org
Phone	01353 521267
Website	https://richardbooth.org
Follow us on	Instagram Facebook X

Opening hours

Monday	9:00am - 5:30pm
Tuesday	9:00am - 5:30pm
Wednesday	9:00am - 5:30pm
Thursday	9:00am - 5:30pm
Friday	9:00am - 5:30pm
Saturday	9:00am - 12:00pm
Sunday	Closed



**Scan here to view a digital
version of this report**

All reasonable efforts have been made by Street Group to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Street Group accepts zero liability for any and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Property Report has been aggregated from a number of data points by the Street Group Property Service and the Street Group Automated Valuation Model. The data and information contained is up-to-date as of the date of publication.

Data and information displayed within the Property Report does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact Richard Booth Estate Agents Limited or visit <https://richardbooth.org>. To opt out of future communication, contact Richard Booth.

Information produced by HM Land Registry. © Crown copyright and database rights 2022.
The polygons (including the associated geometry, namely x, y co-ordinates) and UPRNs are subject to Crown and GeoPlace LLP copyright and database rights 2022 Ordnance Survey 100026316.