

pocock & shaw

Residential sales, lettings & management



“Millfields”, Mill Lane,
Stetchworth,
Newmarket, CB8 9TR

A very rare opportunity.

Stunning building plot with
planning consent for 3
substantial detached dwellings,
traditionally designed as a
cluster of barns set around a
formal farm house.

Superb edge of the village
location adjacent to open
countryside.

Guide Price: £1,250,000



The Farmhouse, proposed front elevation.



The Hayloft, proposed front elevation.

Stetchworth lies amidst most attractive undulating countryside much of which is used for stud farming and is approximately 4 miles south of the horseracing town of Newmarket and about 13 miles east of the University City of Cambridge. Together with the village of Dullingham there is a good range of local facilities including a highly regarded primary school, private day nursery, several public houses and the Ellesmere Centre where there is a morning shop and post office, range of sports facilities including squash and tennis courts. Secondary education is provided for in Bottisham. There is also a railway station in Dullingham with connections to Newmarket and Cambridge which in turn links to London. There are also excellent road links via the A14 and A11 dual carriageways which inter-connect with many of the regions principal routes including the M11 to Stansted Airport and London.

“Millfields” is situated at the end of pretty country lane within the highly desirable village of Stetchworth. The building plot (planning reference number 18/00774/FUL) is for 3 substantial dwellings, designed as a cluster of barns grouped around a traditional farm house and all located within the footprint of a large redundant agricultural building.

Being situated on the edge of the village the site benefits from a countryside setting, close to paddocks. Each property has been designed to enhance and compliment the natural surroundings, using traditional materials.

Plot 1 is called “The Farm House” and is designed as a 2.5 storey property understood to provide approximately 3175 sq ft of accommodation plus garages.

Plot 2 is called “The Threshers Barn” and is designed a 2-storey barn style property understood to provide approximately 2680 sq ft of accommodation plus garages.

Plot 3 is called “The Hay Loft” and is designed a 2-storey barn style property understood to provide approximately 4122 sq ft of accommodation plus garages.

The purchaser will be responsible for complying with all the relevant conditions of the planning approval and for the satisfactory discharge of all conditions involved.

The purchaser will be responsible for any CIL payments.

Other associated documents can be viewed online through East Cambs District Council website.

LOCAL AUTHORITY

East Cambridgeshire District Council 01353 665555

It will be a condition of the sale that the properties will be built to the style set out in the planning permission.

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS are connected.



