

**HIGH STREET, CHEVELEY, CB8 9DG**  
PRICE ON APPLICATION

**Carter Jonas**

# HIGH STREET, CHEVELEY

An excellent opportunity to acquire a well-located parcel of land with full planning permission for two 1.5 storey 4-bedroom detached dwellings, positioned in the heart of the sought after village of Cheveley.

Cheveley is a picturesque and highly regarded village east of Newmarket, known for its rural charm, thriving community and easy access to surrounding towns.

The village offers a peaceful setting while remaining well connected with Newmarket – approx. 3 miles, Cambridge – approx. 17 miles and strong links to the A14 and A11, making the location ideal for commuters.

The plot sits along the High Street, a central and desirable position close to village amenities and established residential properties.

Planning Permission

Planning Ref: 18/00266/FUL

Local Authority: East Cambridgeshire District Council

All viewings are strictly by appointment only through the selling agents. For further information or to arrange a site visit, please contact our New Homes team on 01223 403330 (opt 2)

**A GENEROUS PLOT OF LAND WITH FULL PLANNING PERMISSION FOR TWO DETACHED HOMES, TUCKED AWAY OFF THE MAIN ROAD TO THE REAR OF A GRADE II LISTED THATCHED COTTAGE, WITH STUNNING VIEWS OF THE CHURCH.**

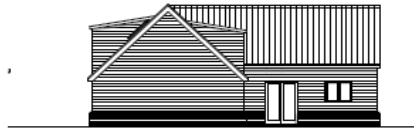


## AMENITIES

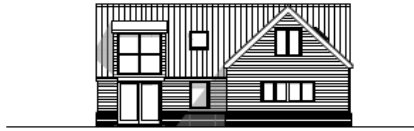
- Well-located parcel of land with full planning permission for two detached homes
- Situated in the heart of the sought-after village of Cheveley
- Central High Street position close to village amenities
- Attractive setting surrounded by established, quality housing
- Ideal for developers, investors or bespoke self-build projects
- Highly regarded village with strong community feel
- Excellent connectivity to Newmarket, Cambridge, A14 and A11
- Viewing strictly by appointment through the selling agents



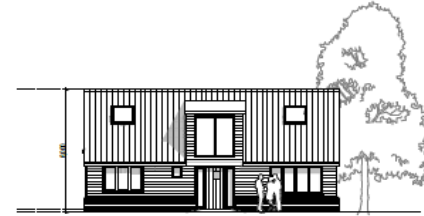
Proposed plans and elevations for the new house on Plot 2 shown, for Plot 1, plans and elevations are handed.



north elevation 1:100



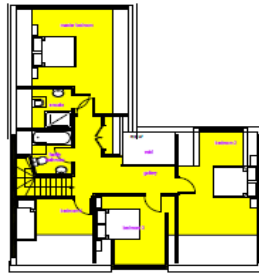
west elevation 1:100



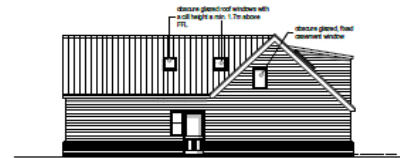
east elevation 1:100



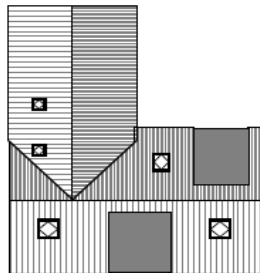
ground floor plan 1:100



first floor plan 1:100



south elevation 1:100



roof plan 1:100



front elevations 1:100

**HOUSE MATERIALS**  
**WALLS:** red multi-stock blend facing brick pinnh, timber boarding over.  
**WINDOWS:** white painted timber frames with double glazed units.  
**DOORS:** oak entrance door, french doors white painted timber with double glazed units.  
**ROOF:** red/brown blend of day plain tiles.  
**DRIVE:** stone shingle on a permeable sub base with permeable block pavers to road access and parking area in front of the cartidge for 105

**SUBJECT TO PLANNING APPROVAL**

**DANIEL AGUILAR** Director and Owner  
 105 High Street, Cheveley, Suffolk, CB24 3JF | 01223 266277 | [dag@cjre.co.uk](mailto:dag@cjre.co.uk)

plot:	2 no. new houses	stage:	proposed house plan & elevations
date:	October 2016	ref no.:	A476-16
scale:	A1	date:	02
		no.:	PL3

Contractors must verify dimensions and information on site before commencing any work. Do not scale from drawing.

**Cambridge New Homes 01223 403330**

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