



Broad Street, Ely, CB7 4BE

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**pocock & shaw**  
Residential sales, lettings & management

## Broad Street, Ely Cambridgeshire CB7 4BE

A development opportunity to purchase a former commercial premises with planning for three luxury apartments opposite Jubilee Gardens and less than a mile from the mainline railway station - Planning Ref 22/00096/ERN.

- Development Opportunity
- Former Commercial Premises
- Two Storey Detached with External Space
- Planning Granted for Three Luxury One Bedroom Apartments
- Planning Ref: 22/00096/ERN
- Excellent City Location
- Opposite Jubilee Gardens
- Walking Distance of Ely Railway Station & Riverside

**Guide Price: £450,000**



**ELY** Home to a world famous 900 year old Cathedral, the historic city of ELY lies on the river Great Ouse probably no more than 15 miles from the City of Cambridge. There are a very good range of shopping facilities within the centre itself including a market which takes place on both Thursdays and Saturdays. A comprehensive range of local schooling is available. The area boasts a number of sporting facilities including an 18 hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. The A10 links the two cities from which links to the A14 and M11 provide routes to London (70 miles) and the rest of the country. From Ely's mainline rail station Cambridge can be reached in approximately 17 minutes with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

### **FIRST FLOOR APARTMENT THREE**

Occupying the first floor the plans appear to indicate an apartment of approximately 63.7m<sup>2</sup> internally consisting of bedroom, a contemporary open plan kitchen/living and dining room, bathroom and separate cloakroom.

### **GROUND FLOOR APARTMENT TWO**

Being of approximately 59.5m<sup>2</sup> internally and consisting of bedroom, bathroom, separate cloakroom and open plan kitchen/living and dining room.

### **GROUND & FIRST FLOOR MAISONETTE**

Of approximately 58.19m<sup>2</sup> internally, a maisonette consisting of entrance hall, bathroom, kitchen/living and dining room with one bedroom on the first floor.

### **AGENTS NOTE**

For more information, including our opinion on the gross development value (GDV) of the development once completed in accordance with the plans submitted, then please do not hesitate to contact Greg Van Dicks, Residential Developments at Pocock and Shaw.

**TENURE** - The property is freehold

**EPC** - Exempt

### **VIEWINGS**

By Arrangement with Pocock & Shaw

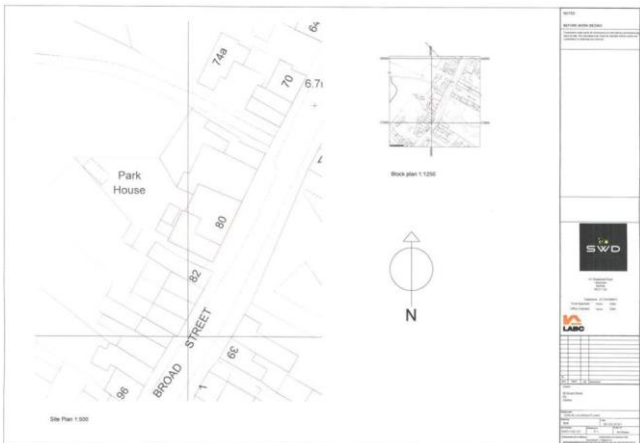
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**REF** GVD/6615





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.

