EDWARD CHARLES
REAL ESTATE




# 15-17 North Street, Wicken, Ely, CB7 5XW

Development, Residential Development, Office For Sale | Offers in the region of £250,000 | 2,261 sq ft

Freehold Detached Office Building with Previous Residential Development Consent

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# 15-17 North Street, Wicken, Ely, CB7 5XW

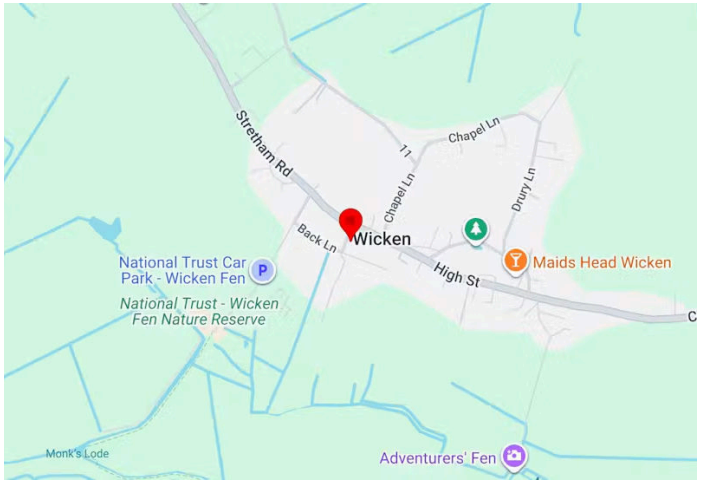
**Summary**
- Price: Offers in the region of £250,000
- VAT: To be confirmed

**Further information**
- View details on our website
- View Microsite

**Contact & Viewings**

James McFeely
020 3900 1168 | 07825 113276
james@edwardcharles.uk

www.edwardcharles.uk






## Key Points
- Previous consent for Part Conversion and Part Development of Two Houses
- Previous consent provided 1 x 4 Bed & 1 x New Build 3 Bed
- GIA of exisiting offices approx 2,261 sq ft
- Ely Rail Station 7 miles to the south
- Wicken Fen Nature Reserve close by

## Location
Wicken is a village on the edge of The Fens in Cambridgeshire close to Soham, 10 miles from Cambridge with Ely 5 miles distant.

The property is situated on the south side of North Steet at the junction with Reddit Lane.

The A142 is easily accessible and provides access to Newmarket to the south east. Both the A10 and A14 are also nearby providing access to Cambridge.

## Description
The property comprises a two storey office building with brick elevations under a slate roof. There is a large forecourt together with driveway through to a garden area and garage to the rear.

The property has previously been used as a Post office and General Stores and flat above before being converted to offices.

Planning consent was achieved in 2021 for conversion of the left hand office to a 4 bed house with part demolition to allow for a new 3 bed house both with gardens and parking. See East Cambs DC planning reference 21/00345/FUL - GRANTED.

## Accommodation

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Ground - Ground | 1,500 | 139.35 | Available |
| 1st - Office | 760 | 70.61 | Available |
| **Total** | **2,260** | **209.96** | |

## Terms
The property is available for sale freehold and we are seeking Offers in the Region of £250,000

## Viewings
Please contact James McFeely to arrange an inspection on 020 3900 1168 or 07825 113276

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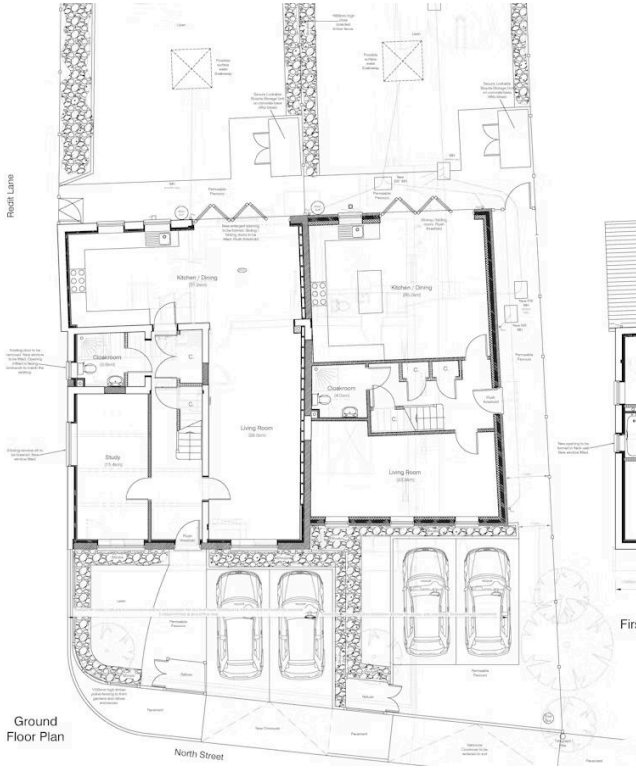
Rear (South) Elevation



Front (North) Elevation




Ground Floor Plan




First Floor Plan



Side (West) Elevation



Side (East) Elevation

15-17 North Street,
Wicken, Ely,
CB7 5XW.

Proposed Floor Plans.

20191_04

A

Architects + Building Surveyors

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Proposed Elevations (1 of 2).

20191_05

A

Architects + Building Surveyors

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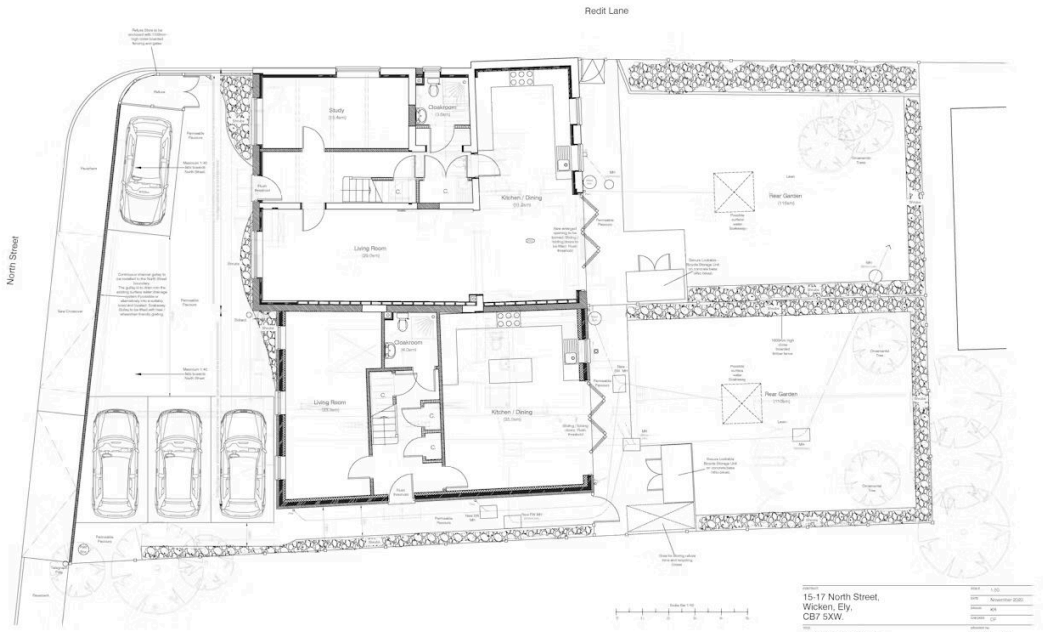
Proposed Elevations (2 of 2).

20191_06

A

Architects + Building Surveyors

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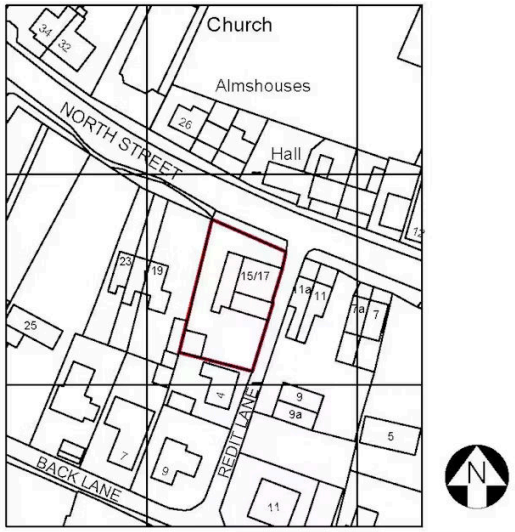
Proposed Site Plan

20191_08

B

ARP Architects + Building Surveyors




Scale Bar 1:1250

0 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m 110m 120m

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