



**EDWARD CHARLES**  
REAL ESTATE



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

Development, Residential Development, Office For Sale | Price on application | 2,465 sq ft

Freehold Detached Office Building with Previous Residential Development Consent

[www.edwardcharles.uk](http://www.edwardcharles.uk)



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### Summary

- Price: Price on application
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs

### Further information

- [View details on our website](#)
- [View Microsite](#)

### Contact & Viewings

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



### 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.

### 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.



### Accommodation

Name	sq ft	sq m	Availability
Ground - Ground	1,250	116.13	Available
1st - Office	1,215	112.88	Available
<b>Total</b>	<b>2,465</b>	<b>229.01</b>	

### Viewings

Please contact James McFeely to arrange a site inspection ON 020 3900 1168 OR 07825 113276

### Terms

The property is available for sale freehold. Price on application.

### 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 existing offices approx 2,465 sq ft
- Ely Rail Station 7 miles to the south
- Wicken Fen Nature Reserve close by



Rear (South) Elevation

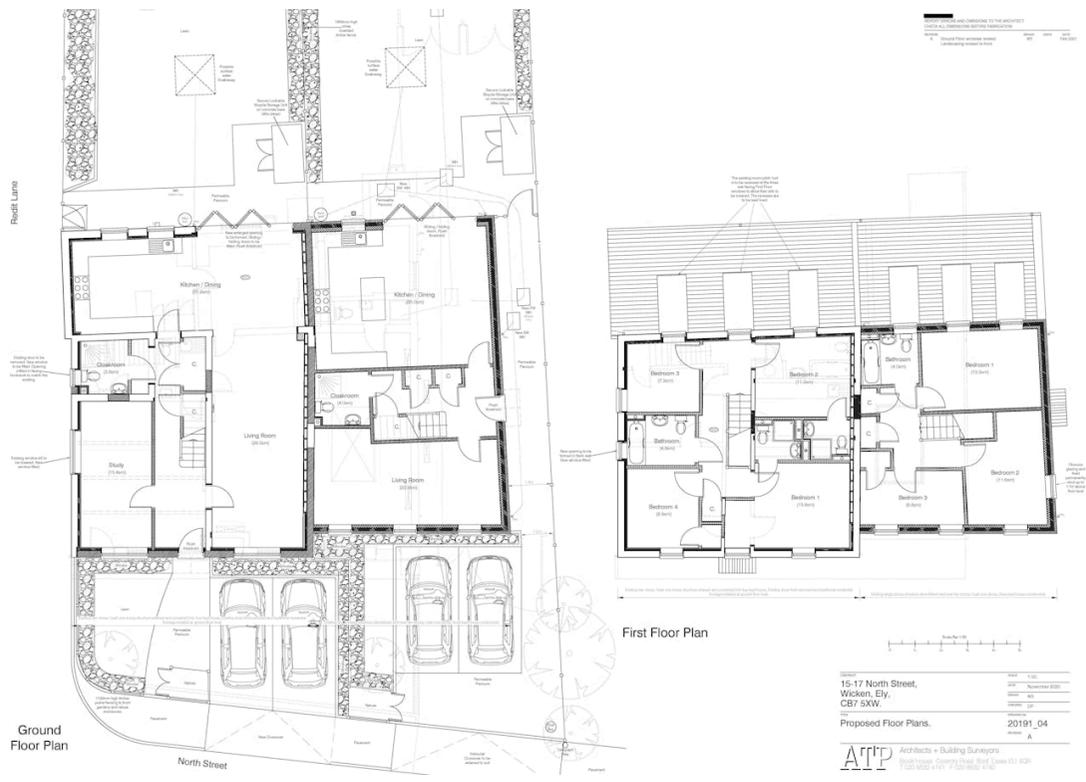


Front (North) Elevation

Scale 1:50

15-17 North Street, Wick, Ely, CB7 5XW.	2019_05
Proposed Elevations (1 of 2).	2019_05
	Sheet A

Architects + Building Surveys  
 15-17 North Street, Wick, Wick, Ely, CB7 5XW.  
 Tel: 01438 712345  
 Fax: 01438 712346  
 Email: info@absp.co.uk



First Floor Plan

Ground Floor Plan

Scale 1:50

15-17 North Street, Wick, Ely, CB7 5XW.	2019_04
Proposed Floor Plans.	2019_04
	Sheet A

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Side (West) Elevation

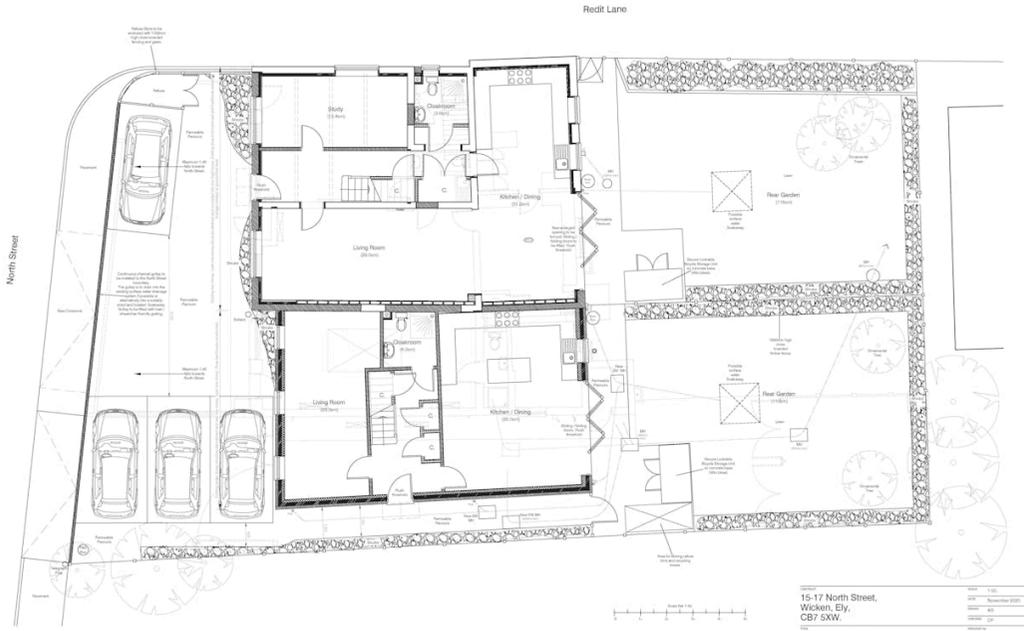


Side (East) Elevation

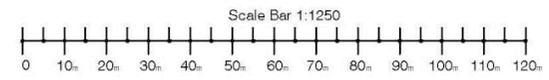
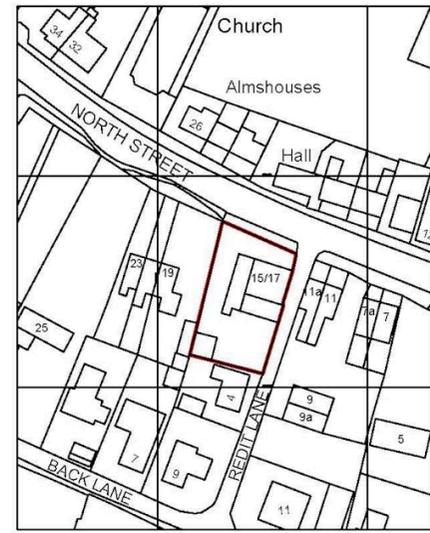
Scale 1:50

15-17 North Street, Wick, Ely, CB7 5XW.	2019_06
Proposed Elevations (2 of 2).	2019_06
	Sheet A

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15-17 North Street,  
 Wicken, Ely,  
 CB7 5XW.  
 Proposed Site Plan  
 20191\_08  
 AATP Architects + Building Surgeons  
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15/17 North Street Wicken, Cambs, CB75XW