

**1 Hill Close (Land), Newmarket
Suffolk CB8 0NR
Offers Invited**

MA
Morris Armitage
01638 560221
www.morrisarmitage.co.uk

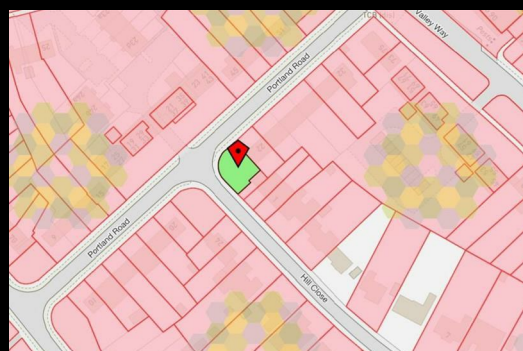


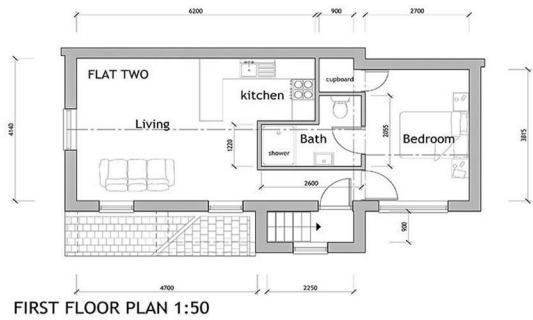
A rare opportunity to purchase a potential built plot situated within a popular residential area and located close to the town centre.

Planning permission hasn't yet been applied for however, outline plans have been drawn up.

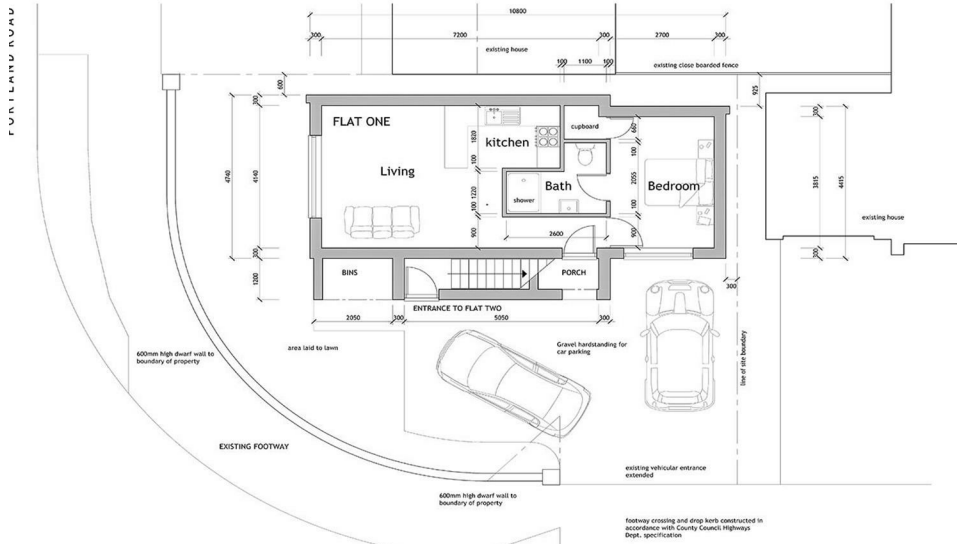
Offers are invited by the current owner and further details can be obtained by contacting a member of our Sales Team.

An exciting prospect not to be missed!



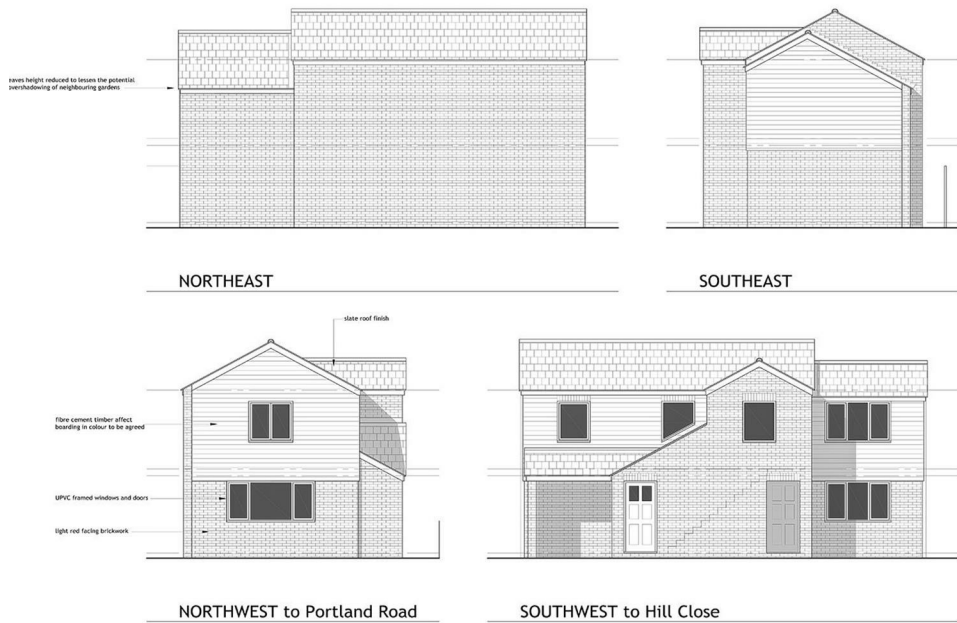


FIRST FLOOR PLAN 1:50



GROUND FLOOR PLAN 1:50

HILL CLOSE



ELEVATIONS 1:50

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

General Notes:
Do not scale from these drawings. The Contractor is responsible for checking all dimensions on site prior to commencement of the work with any errors being reported to Neil Cutforth & Associates as soon as possible. Any construction work carried out prior to receiving all necessary approvals is entirely at the householder's / client's risk.
All building work to be carried out to the satisfaction of the Local Authority Building Control Officer and in accordance with the current Building Regulations and as such additional unforeseen building work may be required on site.
The Contractor shall respect all adjoining properties which may be affected by the works prior to commencement or work and record and report with the owner any defects.
The Contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works.
Drawings produced for the purpose of obtaining Building Regulations approvals only and do not constitute full working drawings.
All drawings are the copyright of Neil Cutforth & Associates. This drawing may not be copied by any third parties without prior permission.

Notes:

Rev	Description	REVISED	Date	By

NEVISIONS				
Rev	Description	REVISED	Date	By

Neil Cutforth & Associates
Architectural Consultants
1A, CENTURY PARK, LYNN ROAD, CHETTISHAM, ELY, CAMBRIDGESHIRE, CB8 1SA
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Architectural Services - Local Authority Approvals - Project Management
Extensions - Loft Conversions - Flat Conversions - Housing Developments

Project:
PROPOSED FLATS - FLAT ON THE CORNER OF PORTLAND ROAD AND HILL CLOSE NEWMARKET

Client:
MR G RIX

Drawing Title:
PLANS AS PROPOSED

Drawing Status:
PLANNING

Paper Size	Date	AUG '12	Scale	As Shown
A1	Drawn	NMC	657/12/01	

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