

**71 North Street, Burwell
Cambridgeshire CB25 0BA
Offers In Excess Of £300,000**

MA
Morris Armitage
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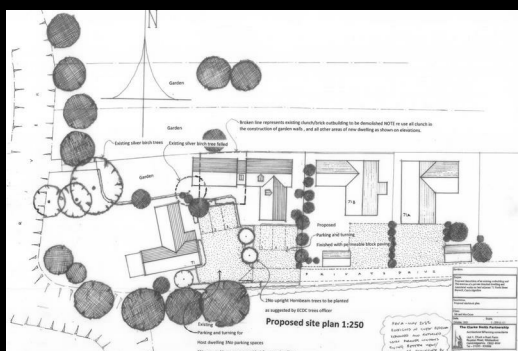
- Building Plot
- Full Planning
- Potential Mooring Rights
- Stunning Location
- Chalet Style Home
- Rare Opportunity

Superb and rare opportunity to purchase a delightfully positioned plot of land measuring 550 m2, set in a stunning and private location.

Full planning permission has been passed for the demolition of a large clunch/brick outbuilding and the erection of a new build detached home with accommodation measuring around 2400 Sq Ft.

Simply outstanding position. Further information available via the East Cambs planning portal using reference 22/00293/VAR .

*** Agents Note: This listing is for just the land at North Street. ***



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2002/91/EC



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Plotted Scale - 1:750. Paper Size – A4

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