



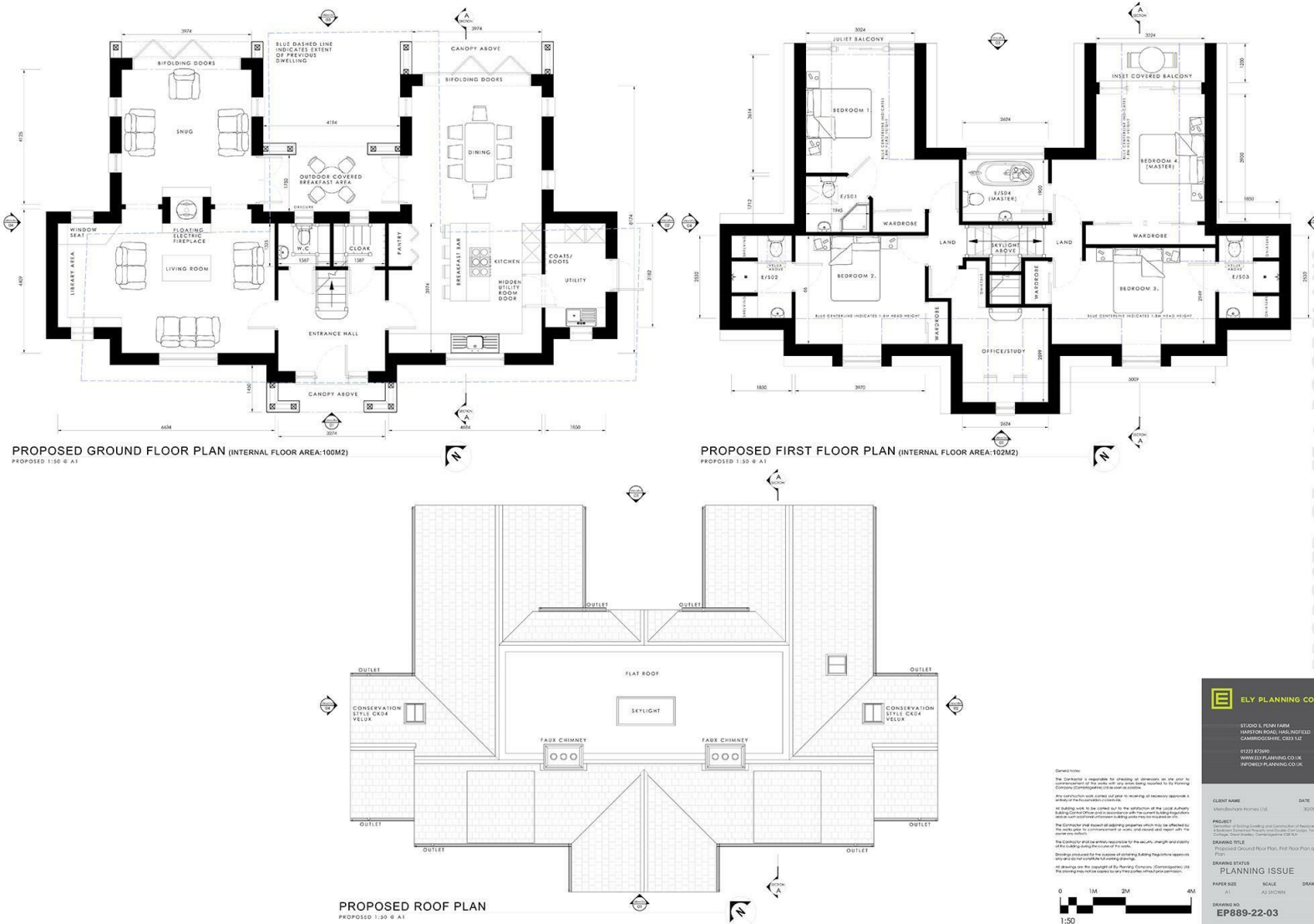
Yew Tree Cottage Thurlow Road
Newmarket, CB8 9LW
£425,000

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

A rare and exciting opportunity to purchase a plot set in a desirable location within the village of Great Bradley and offering spectacular views across open countryside.

With planning permission in place to remove the existing property and replace with a 2,300 sq ft detached family home with accommodation including living room, snug, open plan kitchen/dining room, utility room and cloakroom to ground floor, with 4 double bedrooms, all en-suite, and office/study to the first floor.

Planning permission can be viewed on West Suffolk Planning Portal ref: DC/22/2136/FUL



ELY PLANNING CO.

STUDIO 3, FENNY FARM
HAYDON ROAD, HAY, IPFIED,
CAMBSHIRE, CB8 3JL

01223 873695
WWW.ELYPLANNING.CO.UK
INFO@ELYPLANNING.CO.UK

CLIENT NAME: DORSETSHIRE HOMES LTD. DATE: 20/09/22

PROJECT: PROPOSED 2 STOREY DETACHED AND COMPLETELY NEW RESIDENTIAL 2 STOREY DETACHED HOUSE AND GARAGE ON THE ABOVE SITE, WEST SUFFOLK, CAMBSHIRE

DRAWING TITLE: PROPOSED GROUND FLOOR PLAN, FIRST FLOOR PLAN AND ROOF PLAN

DRAWING NUMBER: PLANNING ISSUE

PAPER SIZE: A1 SCALE: AS SHOWN DRAWN BY: D.H.

DRAWING NO: EP889-22-03 A

General Notes:

The Client/Author is responsible for obtaining all information on the plot for the development of the scheme, and any errors being reported to the Planning Consultancy (Contractor) will be at their own risk.

All dimensions shown are in millimetres unless otherwise stated.

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 which are subject to change without notice.

The Contractor shall ensure all adjoining properties which may be affected by the scheme are notified in accordance with the current Building Regulations which are subject to change without notice.

The Contractor shall be solely responsible for the health, safety and property of all workers on the site.

Drawings provided for the purpose of obtaining Building Regulations approval and are not to be used for any other purpose.

All drawings are the copyright of Ely Planning Consultancy (Contractor) and the drawings are not to be used for any other purpose without prior permission.



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