

BUILDING PLOT ADJOINING 44 CHURCH LANE

CHEVELEY, CAMBRIDGESHIRE

JACKSON-STOPS

BUILDING PLOT ADJOINING 44 CHURCH LANE
CHEVELEY, NEWMARKET, CAMBRIDGESHIRE, CB8 9DJ

PROJECTED FLOOR AREA 3,200 SQ FT / 297.3 SQ M

AN EXTREMELY RARE OPPORTUNITY TO PURCHASE A BUILDING PLOT WITH FULL PLANNING PERMISSION FOR A STUNNING CONTEMPORARY ECO-HOME IN A UNIQUE AND IDYLLIC SETTING OVERLOOKING STUDLAND, IN THIS HIGHLY SOUGHT AFTER VILLAGE



DISTANCE

NEWMARKET 4 MILES
BURY ST EDMUNDS 14 MILES
CAMBRIDGE 18 MILES
LONDON 72 MILES

PROPOSED ACCOMMODATION

BASEMENT

- Store Room

GROUND FLOOR

- Reception Hall
- Sitting/Dining Room
- Study
- Kitchen
- Utility Room
- Cloakroom

FIRST FLOOR

- Landing
- Principal Bedroom with En-Suite
- Bedroom 2 with En-Suite
- Bedroom 3 with En-Suite
- Bedroom 4 with En-Suite

OUTSIDE

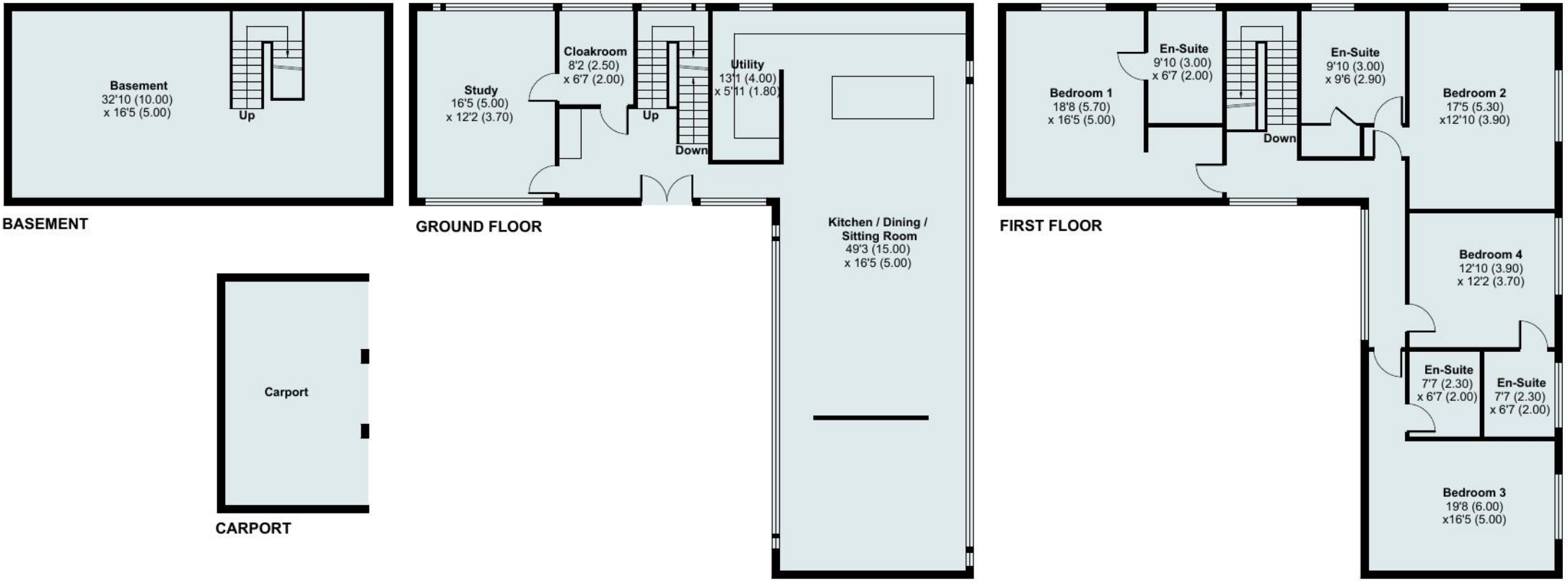
- Driveway with Parking
- Detached Cart Lodge
- Established Garden

Proposed Dwelling Adjoining 44 Church Lane, Cheveley

Approximate Area = 3196 sq ft / 296.9 sq m (excludes carport)

For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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THE PROPERTY

An exciting opportunity to purchase a 0.22 acre building plot with full planning permission (25/01356/FUL) for an impressive contemporary eco-home in a unique setting enjoying open studland views. The two-storey property is to be of timber framed construction and clad in larch or oak under PV slate tiles, with ground source heating and extensive glazing to the ground floor reception rooms to allow views to the beautiful garden setting and paddocks beyond.

The building is designed as a simple sustainable enclosure, with low carbon use both in its materials, method of construction and energy use during the life of the property.

The proposed accommodation will extend to approximately 3,200 sq ft, to include a large basement store room, reception hall, sitting room, kitchen/dining room, study, utility room, landing and four bedrooms (all en-suite).

The dwelling will have a generous private garden and the existing planting will be fully maintained and greatly enhanced. There will be parking for several vehicles and a detached cart lodge with an electric car charging point.









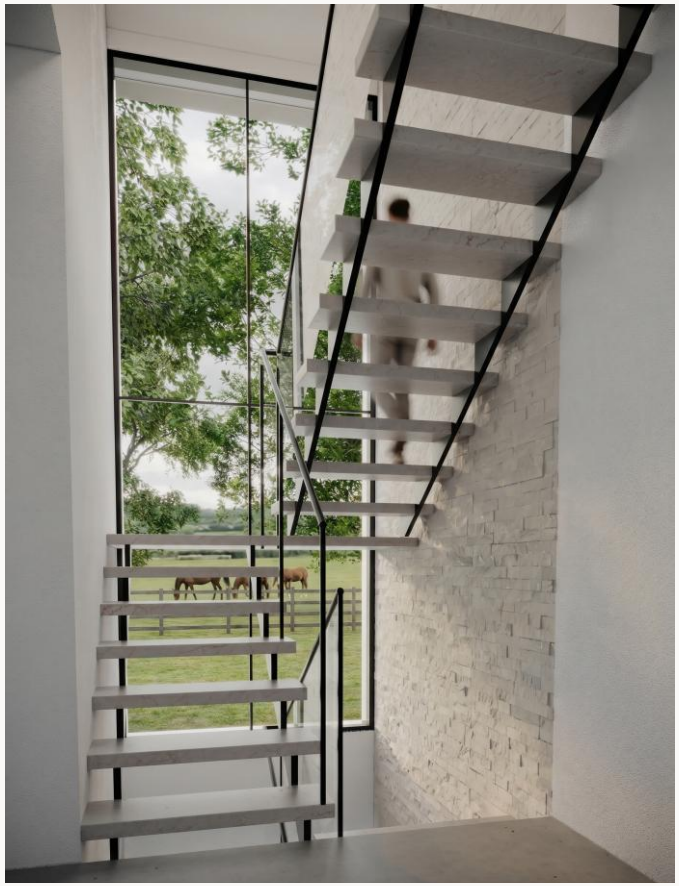




LOCATION

Church Lane is located in the heart of this popular Cambridgeshire village, surrounded by stud farms. Cheveley has a shop/Post Office, primary school, Church and public house. Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is home to many racing institutions including the National Stud, the National Horseracing Museum, Tattersalls and The Jockey Club. Some of the finest racing in the world is seen on Newmarket's two racecourses: The Rowley Mile and The July Course. Newmarket itself provides a good range of amenities including schools, shopping facilities, hotels, restaurants and leisure facilities including a golf club: Cambridge and Bury St Edmunds offer further amenities. There is excellent access to the A14 and A11 (M11). There is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge, Audley End and Whittlesford Parkway offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately forty minutes' drive.







DIRECTIONS CB8 9DJ

From Newmarket take the B1063 to Cheveley. On entering the village turn right at the crossroads onto the High Street. Follow the High Street passing the school and just before the church take the turning into Church Lane. 44 Church Lane is located at the end of the lane.

PROPERTY INFORMATION

TENURE: The property is freehold with vacant possession on completion.

LOCAL AUTHORITY: East Cambridgeshire District Council Tel: 01353 665555

MOBILE SIGNAL/COVERAGE: Yes

What3words: ///steam.congratulations.rotate

VIEWING: Strictly by appointment only through sole agent: Jackson-Stops – 01638 662231



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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