

**Plot 1 Whitecroft Drive, Newmarket**  
**CB8 9FY**  
**Offers Over £400,000**

**MA**  
**Morris Armitage**  
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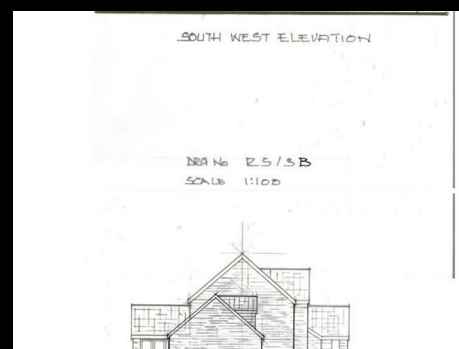


A rare and exciting opportunity to purchase a plot with planning approved for a detached, 3,300 sq ft, 4 bedroom family home.

Set in Saxon Street in Newmarket, a charming residential area characterized by its historic charm and picturesque surroundings.

Planning and documents can be viewed here:

<https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLTo8BGGGoCUoo>



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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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