



PROPOSED FRONT NORTH WEST ELEVATION
Scale 1:100



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Plot Adjacent To Somersham PE28 3DL

OIRO £168,500

- Fantastic Self Build Opportunity
- Extended Plot
- Building Plot
- Outline Planning Approval
- Planning Reference 22/02540/OUT
- Stunning Countryside Views
- Located On A Private Road
- Excellent Local Amenities
- Rarely Available Setting
- Convenient Access To Cambridge



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Building Plot

The proposed accommodation would comprise an Entrance Hall, Open Planned Living/Dining/Kitchen, Three Bedrooms, En Suite and Family Bathroom. Off road parking provision and an enclosed garden.

Formerly grounds of the neighbouring bungalow this single building plot measures approximately 27m deep x 21.6m wide and benefits from outline planning approval for a three bedroom detached bungalow with associated access and parking.

The site is located on a private road North East of the village with amazing countryside views and located around 6.4 miles from the nearby market town of St Ives, 10.5 miles from Huntingdon and just 22.5 miles of Cambridge.

CIL Huntingdonshire Community Infrastructure Levy rate is charged at £85 per square meter. Based on the proposed internal gross area of 95 square meters, the CIL payment would be £8,075.

The village of Somersham offers an excellent range of amenities which include doctors surgery, primary school, post office, pharmacy, grocery store, public house and garage.

Agents note

The vendor has agreed to extended the plot by 2.6m deep x 19.5m wide in addition to the planning permission that has been approved, Planning Reference 22/02540/OUT

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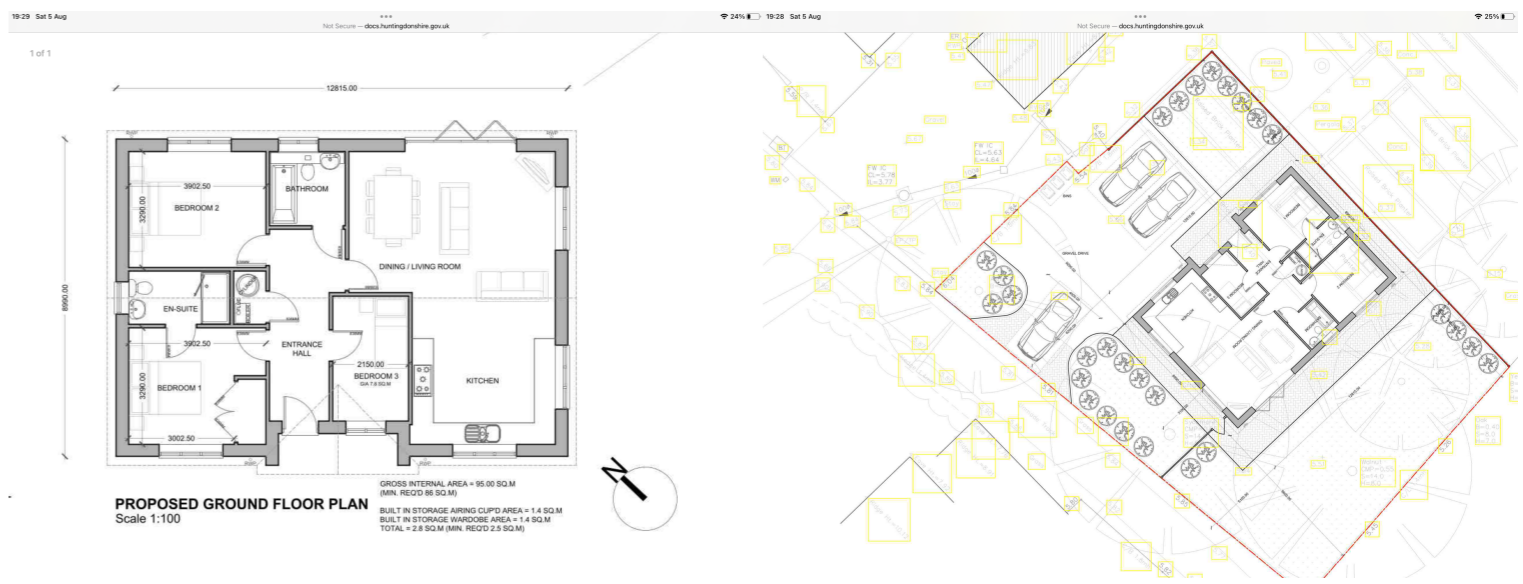
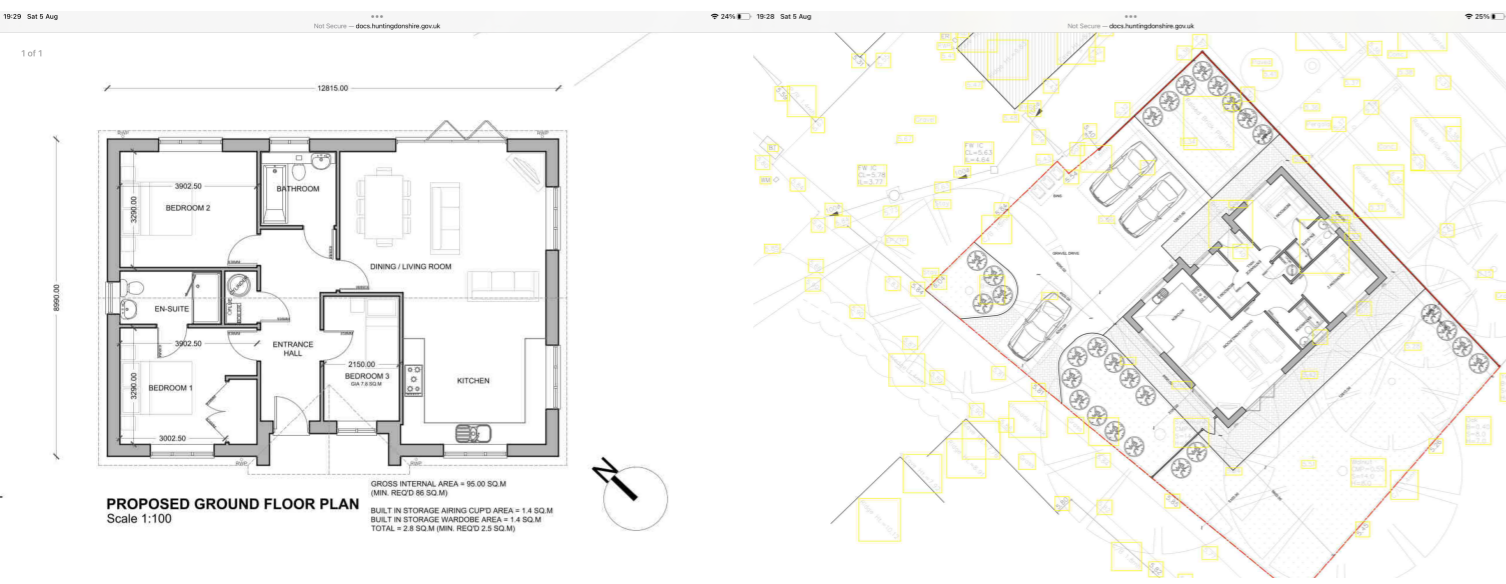
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