

Land at Gravenhurst Road, Campton, Shefford, Bedfordshire. SG17 5NY

Satchells

3 Bedroom Residential Land Offers in Excess of £550,000 Freehold

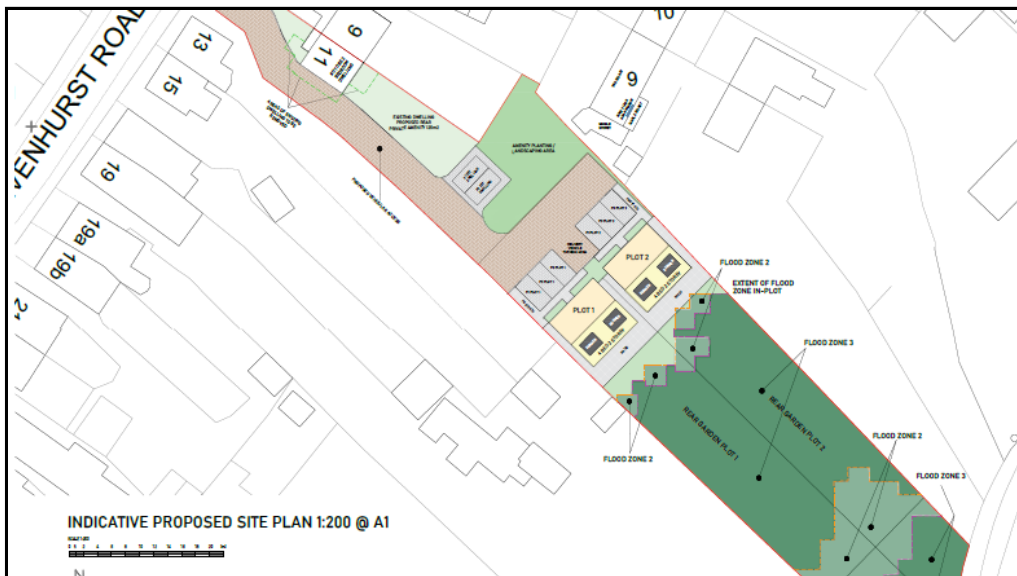
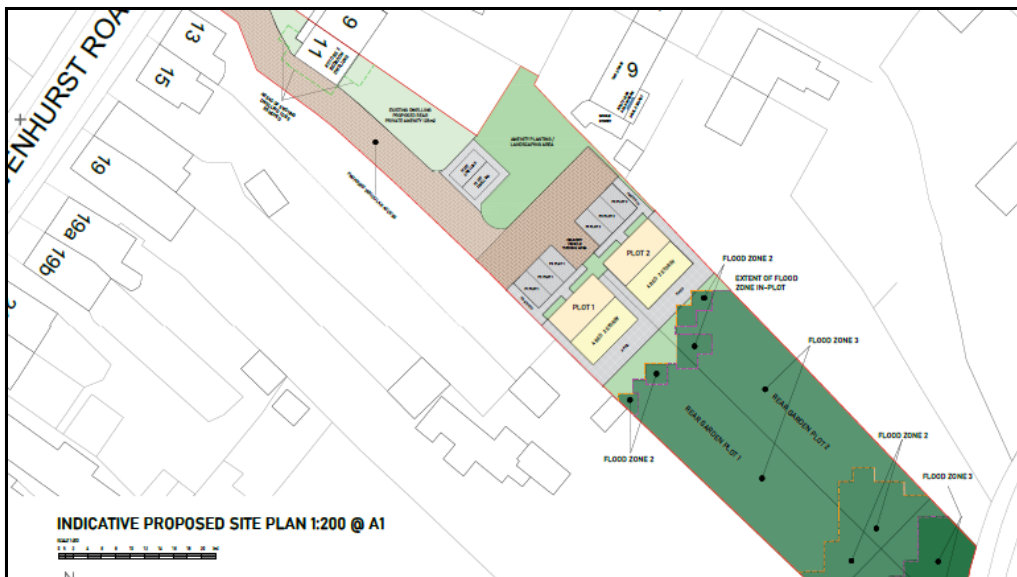
Land for sale with potential to build two detached houses behind the existing property, 11 Gravenhurst Road. The site lies within the defined settlement envelop of Campton, where the principle of limited infill and back land development is supported under policy SP7 of the central Bedfordshire local plan (2021) and the Campton and Chicksands neighbourhood plan.

Following receipt of the councils pre application response, we show two indicative layouts that have taken the feedback into consideration.

There is scope, we believe, subject to planning, to build two four bedroom, two storey houses approximately 1500 sq ft GIA or two three storey four bedroom detached houses approximately 1900 sq ft GIA.

The owner is looking to sell unconditionally upon request, we can share the pre application report and feature information from our planning consultant.

- Existing 3 bedroom semi detached house
- Land with potential (STP)
- 0.55 acre plot
- Two 1500 sq ft additional dwellings
- Two 1900 sq ft additional dwellings
- Pre application available upon request
- Chain free



Additional Information

Agents Note:

Draft particulars yet to be approved by vendor and may be subject to change.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

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