





- SINGLE BUILDING PLOT WITH PLANNING PERMISSION PASSED FOR A THREE BEDROOMED DETACHED TWO STOREY DWELLING.
- Property Size - Internal Accommodation of approx. 103 Sq meters (1100 Sq feet) Plus Garage.
- PLOT SIZE is approximately 219.4 Sq meters (2361 Sq feet)

- Ideal SELF BUILD OPPORTUNITY.
- Accommodation - Lounge, Kitchen Diner, Downstairs Cloakroom, three first floor bedrooms, En-Suite shower Room, Family Bathroom.
- Measurements 22.16 meters x 11.59 meters max

**Ground Floor**

**Summary**

Ideal 'Self Build' Opportunity.  
 Plot size of approximately 219.4 Square Meters / approximately 2361 Square Feet.  
 Measurements 22.16 meters x 11.59 meters max.

**Planning Details**

Planning Permission passed for a Two Storey Detached Dwelling with Garage.  
 Ground floor Accommodation - Downstairs Cloakroom, Lounge, Kitchen Diner.  
 First floor Accommodation - Three Double bedrooms, En-suite to Master Bedroom, Family Bathroom.  
 Garage.

**Planning Reference**

Full planning permission has been granted against application reference 23/02469/FUL. Land at 11 And 13 Park Crescent, Little Paxton.  
 All the information and plans are available via Huntingdon District Council Planning Portal.

**Location**

The plot is positioned off of Dandby Close to the rear of 11 & 13 Park Crescent, Little Paxton.  
 The village of Little Paxton offers a primary school, post office, doctors surgery & pharmacy, local shops, public house, Nature Reserve, recreational facilities and local bus service.  
 The site is convenient for access to the A1, and only a couple of miles for the Riverside Market town of St Neots

**Services & Utilities**

It will be the responsibility of the potential purchase to ensure that all mains services and utilities are in place for the development.

**Tenure**

The land is to sold freehold with vacant possession upon completion.

The purchaser will be liable to pay Community Infrastructure Levy (CIL) to HDC at a standard rate of £85 per Total Area meter squared.

