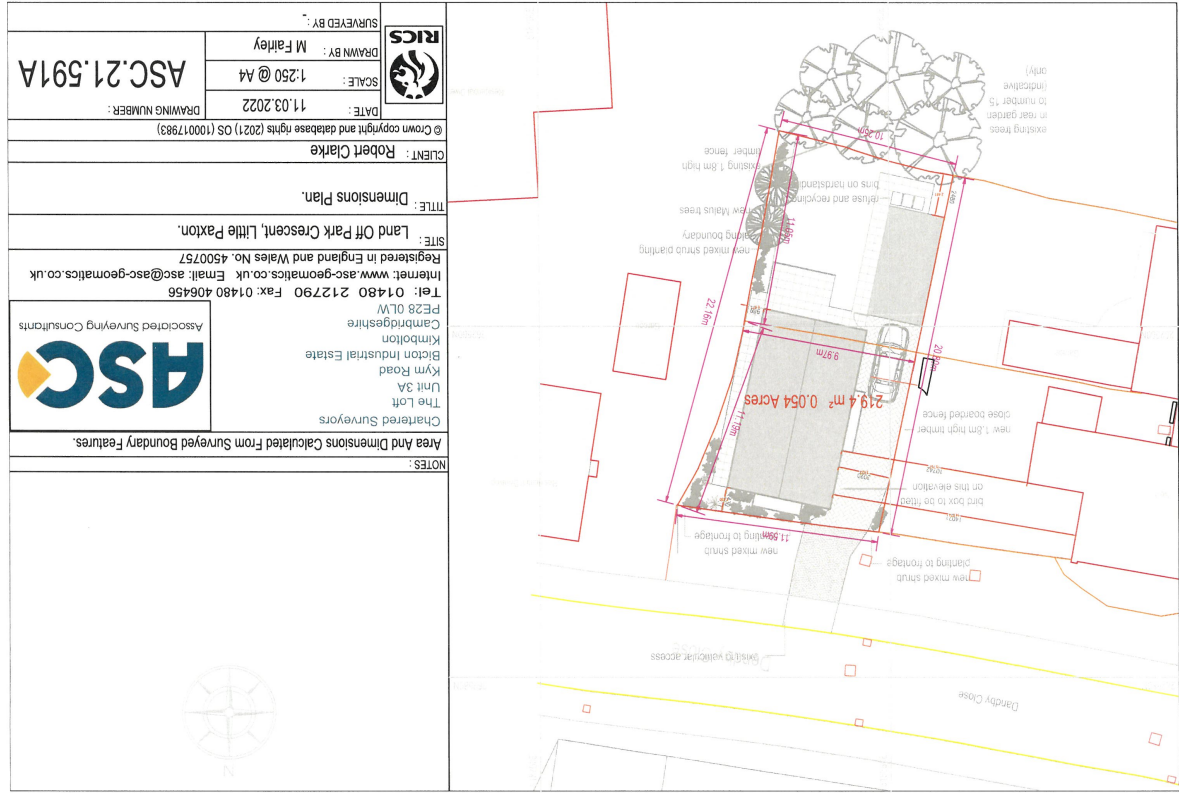


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.





- 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.

