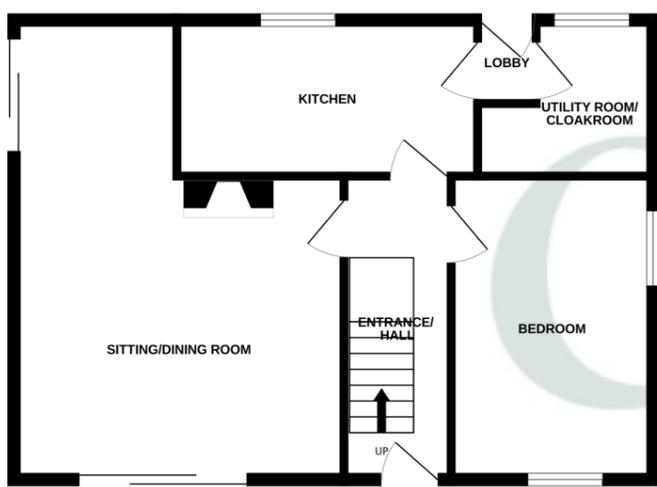
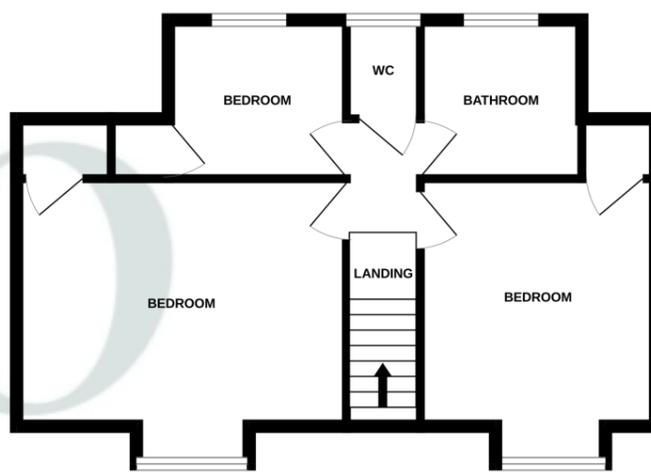




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amphill@country-properties.co.uk
www.country-properties.co.uk

An exceptional redevelopment opportunity! Set on a generous plot, this property offers enormous potential for redevelopment, subject to obtaining the necessary planning permissions. The existing dwelling is in a state of disrepair and is considered suitable for replacement or substantial redevelopment. This outstanding site presents an ideal opportunity for developers, investors or self-builders seeking to create a bespoke home in a desirable and well established location. The elevated position enhances privacy and outlook, whilst the village setting provides convenient access to local amenities and surrounding countryside.

- To be sold by informal tender – All offers to be received by Monday 16th March at 12pm
- The property requires full renovation or demolition and redevelopment.
- Planning permission will be required for any redevelopment.
- An increasingly rare opportunity to secure a premium building plot in a prime village location.
- Open House on Saturday 14th March between 12pm & 2pm – Please phone 01525 403033 to book a viewing
- The property is unlikely to be suitable for mortgage lending ; therefore cash buyers only are invited to apply.

Ground Floor

Entrance Hall

Stairs leading to first floor.

Lounge/Diner

20' 4" MAX x 14' 9" (6.20m x 4.50m)
Window to front, radiator, patio doors.

Family Room/Converted Garage

14' 5" x 7' 8" (4.39m x 2.34m)

Kitchen

13' 4" x 9' 0" (4.06m x 2.74m)

Utility/Cloakroom

Boiler

First Floor

Bedroom One

14' 9" x 10' 6" (4.50m x 3.20m)

Bedroom Two

12' 6" x 10' 6" (3.81m x 3.20m)

Bedroom Three

Bathroom



Outside

Rear Garden

Single Garage

Separate single garage

Driveway

Parking for numerous cars.

NB

These are preliminary details to be approved by the vendor.

