



Land (11) Gravenhurst Road, Campton, Shefford SG17 5NY



3 Bedroom Residential Land £550,000 Freehold

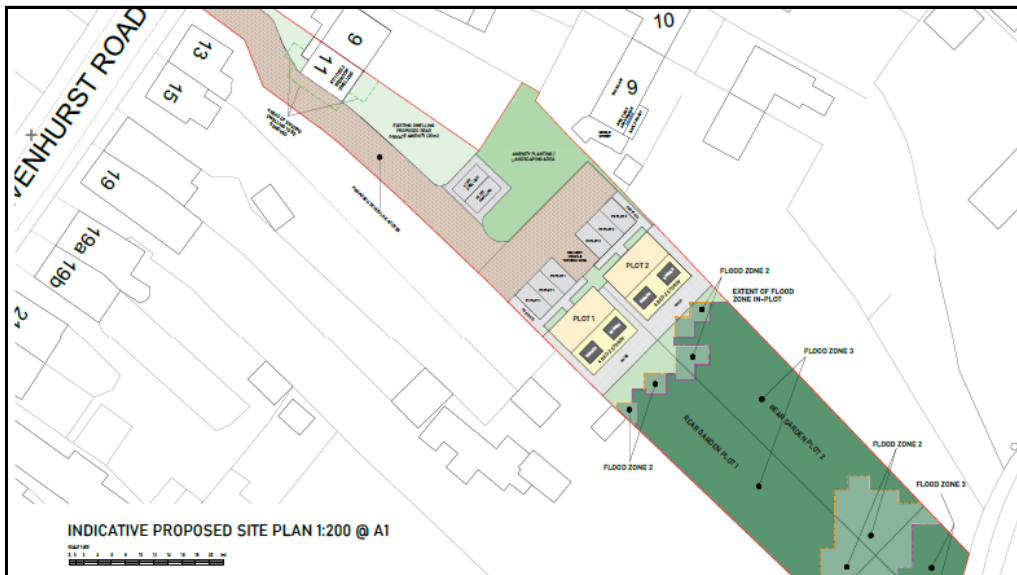
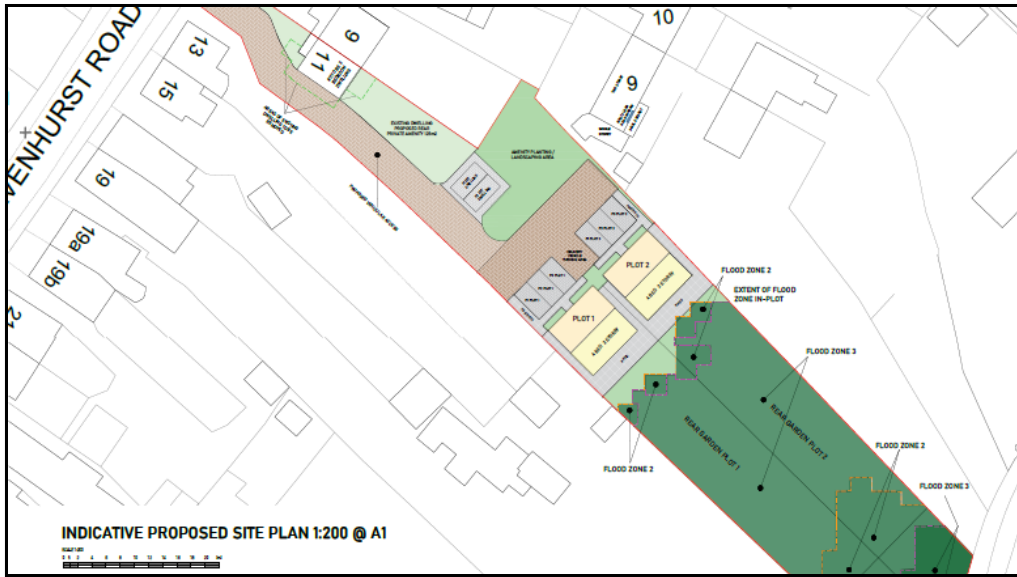
Land for sale with potential to build two detached houses behind the existing property, 11 Gravenhurst Road. The site lies within the defined settlement envelop of Campton, where the principle of limited infill and back land development is supported under policy SP7 of the central Bedfordshire local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

These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



