

- Building Plot For Sale
- Outline Planning Permission Approved
- Non Estate Location
- Four Bedroom Detached House
- Overlooking Countryside
- Excellent Commuter Links
- Planning Ref: 19/02430/OUT
- Viewing By Appointment Only
- Plot Approaching 1/2 Acre



HIGH STREET, EARITH

## BUILDING PLOT ## with outline planning permissions for a 4 bedroom detached two storey dwelling in excess of 2000 square feet. The property will have it's own entrance from the High Street in this non estate location and occupies a plot approaching 1/4 acre. Earith is a popular riverside village offering a countryside feel as well as excellent commuter links to Cambridge and London via Huntingdon Station with its mainline service to London Kings Cross in under an hour.

4 2 2 EPC TBC

OFFERS IN EXCESS OF  
£200,000

WellingtonWise Estate Agents St Ives  
01480 498400

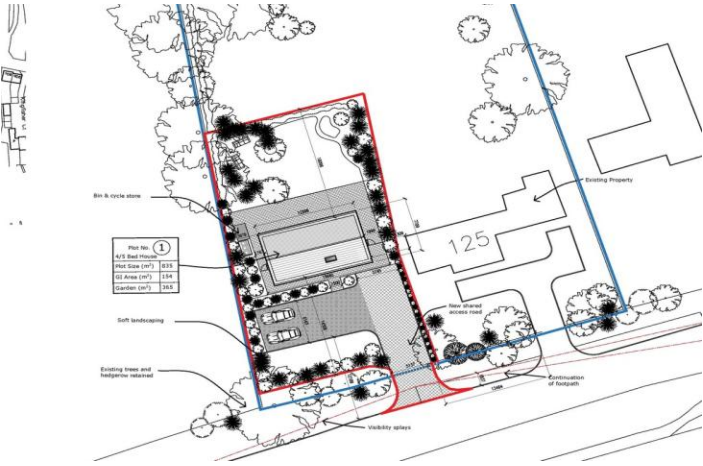
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A leading independent property service provider with offices in St Ives, Royston & Melbourn.

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WELLINGTONWISE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.





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### THE PLOT

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### PLANNING PERMISSIONS

The vendor informs us that outline planning permission was granted on 8th July 2020 by Huntingdon District Council. For further information please visit the Huntingdon District Council website and enter the following reference number to view all plans, documents and relative information. Planning application ref:19/02430/OUT

### TENURE

The plot is freehold with vacant possession upon legal completion.

### LOCATION

The mature plot is located in an idyllic non estate position in Earith with views over countryside to the front.

### SERVICES

Prospective purchasers must satisfy themselves to the availability of required services with relevant service providers/statutory authority.

### FENCING

The buyer will be responsible for the erection of a 1.8m dose boarded fence on the boundary between the existing property and the building plot within 28 days of completion.

### EXCHANGE OF CONTRACTS

Exchange of contracts will be required within 28 days of receipt of the draft contract.

### VIEWINGS

Telephone Wellingtonwise estate agents on 01480 498400 to book personal viewing time

### NOTE TO PURCHASERS

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