



MAXEY
GROUNDS

march@maxeygrounds.co.uk

01354 602030

Development

£175,000



Ref: 21114

**Plot Adjacent to 336 Herne Road, Ramsey St Marys, Huntingdon,
Cambridgeshire PE26 2TD**

- Generous Sized Plot of Approximately 0.32 Acre
- Maximum Dimensions Approximately 25.0m x 56.0m
- Full Planning Permission
- Consent for Demolition of Existing Nissen Hut and Construction of a 4-Bedroom Dwelling
- Additional Land Available by Separate Negotiation
- Field Views to Rear
- For Sale by Private Treaty



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LOCATION

The plot is located off Herne Road in the village of Ramsey St Marys.

Ramsey St Marys is located approximately 13 miles north of Huntingdon, 31 miles north of Cambridge and 13 miles south of Peterborough.

DESCRIPTION

The site, edged red on the attached plan, has Full Planning Permission for the demolition of the existing Nissen Hut and construction of a 4-bedroom dwelling. The site is located off Herne Road and is approximately 0.32 Acre.

Additional land, edged blue on the attached plan, which is currently in agricultural use may be available via separate negotiation, please enquire with the Agent.

Please note the area being sold is as staked on site and differs from the planning plans.

DIMENSIONS

Approx. Maximum Plot Width: 25.0m

Approx. Maximum Plot Depth: 56.0m

Approx. Total Plot Area: 0.32 Acre

BOUNDARIES

The boundaries are as staked on site. The Purchaser will be deemed to have full knowledge of all boundaries.

METHOD OF SALE

The property is offered by Private Treaty.

SERVICES

It is understood that mains electricity and water are available for connection from the road. Drainage will be non-mains.

PLANNING

Full Planning Permission was granted on the site by Huntingdon District Council on 15th March 2021 under planning reference: 20/02357/FUL for the demolition of the existing Nissen Hut and erection of a 4-bedroom barn-style dwelling.

A copy of these consents and associated documents are available for inspection on the Huntingdon District Council website (online planning section).

The plot is subject to CIL, however the developer may qualify for an exemption depending on their circumstances.

TENURE

The property is offered for sale Freehold with Vacant Possession upon completion.

ACCESS

The plot is accessed from Herne Road over a right of way along a private roadway, hatched brown on the attached plan.

VIEWING

Viewing is strictly by appointment only with the Agent.

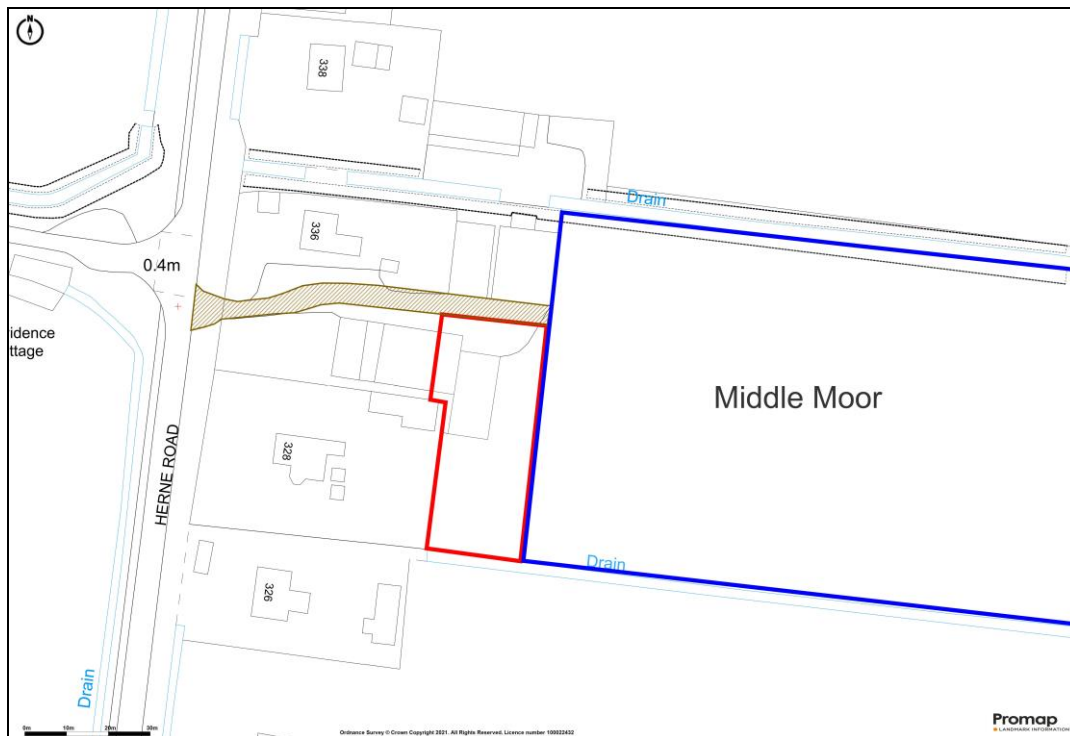
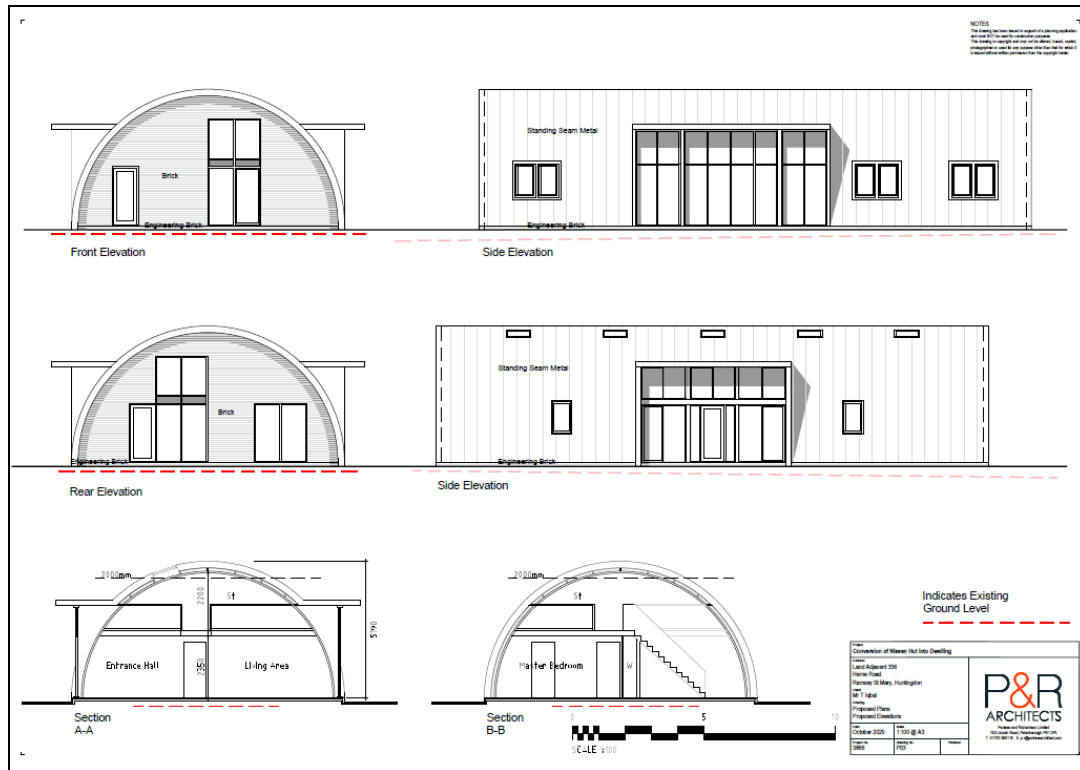
FOR FURTHER INFORMATION

For further information please call our March Professional Office on 01354 602030 and ask for Victoria McIlroy or Polly Stokes.

PARTICULARS PREPARED 7th July 2021



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Plan is for identification purposes only and not to scale.



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**PLAN OF PLOT (EDGED RED) AND ADDITIONAL
AGRICULTURAL LAND (EDGED BLUE)**



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Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.