

- Building Plot Available
- Planning Permissions Granted
- Plot Approaching 1.25 Acres
- 2400 Square Foot Property
- Detached Garage
- Planning For 4 Bedroom Detached Dwelling
- Non Estate Location
- Excellent Commuter Links
- Short Drive To Huntingdon Station

PLOT 2, 43 MIDDLETON WAY

4 3 2 EPC TBC

Building plot approaching 1.25 acres available with planning permissions granted for an environmentally friendly and highly sustainable 4 bedroom detached three storey dwelling in excess of 2400 square feet with detached garaging. The property will face south/east with views over Cambridgeshire countryside to the front and is located in the popular commuter village of Fen Drayton that boasts a local primary school and public house. It also benefits from all the amenities available in neighbouring Fenstanton. There are excellent commuter links to Cambridge and it's a short drive to Huntingdon station with its mainline service to London Kings Cross in under an hour.

GUIDE PRICE
£325,000

WellingtonWise Estate Agents St Ives
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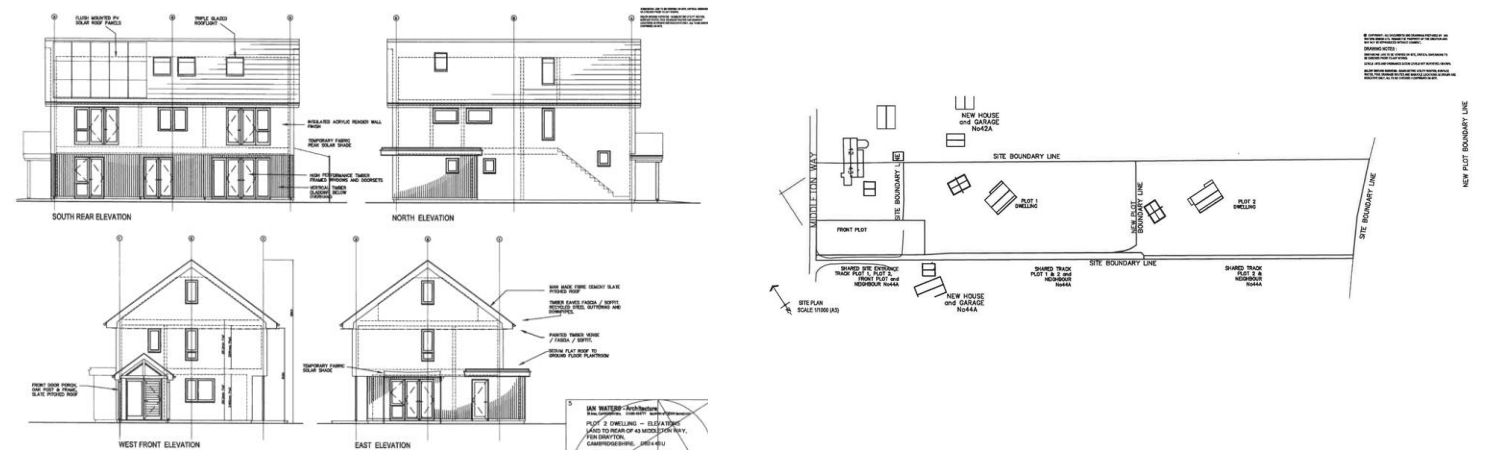
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we 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.

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



PLOT 2, 43 MIDDLETON WAY

GUIDE PRICE
£325,000

Building plot approaching 1.25 acres available with planning permissions granted for an environmentally friendly and highly sustainable 4 bedroom detached three storey dwelling in excess of 2400 square feet with detached garaging. The property will face south/east with views over Cambridgeshire countryside to the front and is located in the popular commuter village of Fen Drayton that boasts a local primary school and public house. It also benefits from all the amenities available in neighbouring Fenstanton. There are excellent commuter links to Cambridge and it's a short drive to Huntingdon station with its mainline service to London Kings Cross in under an hour.

THE PLOT

Building plot approaching 1.25 acres available with planning permissions granted for an environmentally friendly and highly sustainable 4 bedroom detached three storey dwelling in excess of 2400 square feet with detached garaging. The property will face south/east with views over Cambridgeshire countryside to the front and is located in the popular commuter village of Fen Drayton that boasts a local primary school and public house. It also benefits from all the amenities available in neighbouring Fenstanton. There are excellent commuter links to Cambridge and it's a short drive to Huntingdon station with its mainline service to London Kings Cross in under an hour.

NOTE TO PURCHASERS

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PLANNING PERMISSIONS

Planning permission was granted on 28th April 2023 by South Cambs District Council. Planning Application Ref: 22/04054/FUL.

For further information please visit the South Cambs District Council website and enter the reference number above to view all plans and documents.

TENURE

The plot is freehold with vacant possession upon legal completion.

LOCATION

The plot is located in a not estate position in Fen Drayton with views over countryside

SERVICES

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

VIEWINGS

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

FENCING

The buyer will be responsible for the erection of a fence on the boundary between plot 1 and plot 2.

