

# £475,000

Building Plot, Lilyholt Road,  
Benwick, March, Cambridgeshire PE15 0XQ



**To arrange a viewing call us now on 01354 694900**

Outstanding development opportunity on a rectangular plot offering potential for nine new homes. The site benefits from a previous planning permission (ref F/YR05/0538/F) for a mixed residential scheme comprising 3 x 2-bedroom terraced houses, 4 x 3-bedroom semi-detached houses, and 2 x 2-bedroom detached houses, with associated parking.

The planning permission has expired, but the seller is happy to sell subject to a new planning application. Approximate plot measurements are 20m wide by 100m long (subject to measured survey).

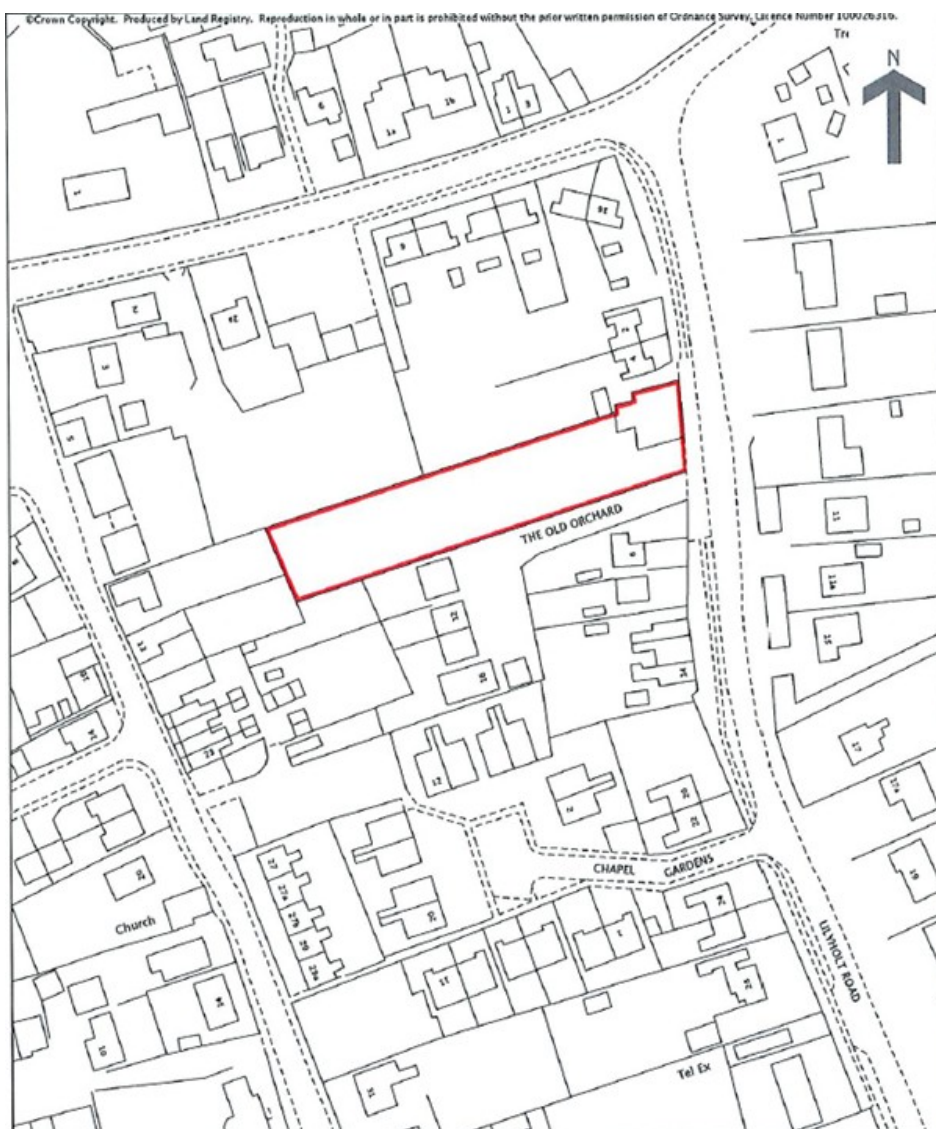
An ideal opportunity for a developer to re-apply or design a revised scheme in line with local planning policies.

Please conduct your own due diligence and consult the local planning authority for viable options.

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#### Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

#### Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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