

**£180,000**

Building Plot Brangehill Lane, Mepal,  
Cambridgeshire CB6 2AL



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

---

**\*\* CASH BUYERS ONLY \*\***

Offered for sale with no forward chain, this fabulous building plot currently has in place a two bedroom bungalow of non standard construction.

Although there is no formal planning in place, our sellers are confident that planning would be granted to replace the existing property.

The plot is well secluded at the end of a cul-de-sac and offers real potential for somebody looking for something a little bit different!

# £180,000

Building Plot Brangehill Lane, Mepal,  
Cambridgeshire CB6 2AL

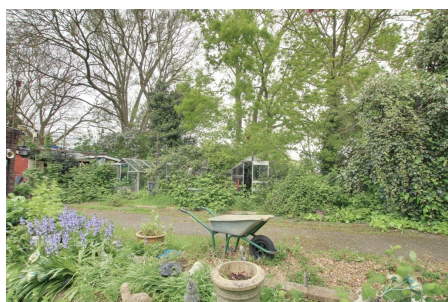


**Living Room**  
4.30m (14'1") x 2.85m (9'4")

**Dining Room**  
4.10m (13'5") x 2.82m (9'3")

**Kitchen**  
5.82m (19'1") x 2.38m (7'10")

**Utility**  
2.70m (8'10") x 2.40m (7'10")



**Bedroom 1**  
3.34m (10'11") x 2.74m (9')

**Bedroom 2**  
3.49m (11'5") x 2.82m (9'3")

**Bathroom**  
2.23m (7'4") x 1.68m (5'6")

**Conservatory**



**Outside**

The bungalow has a gated entrance and is fully enclosed. The bungalow is set back on the plot but there is a good space the other side of the driveway which is extensively overgrown.

**Tenure**  
Freehold

Fenland District Council tax band TBC

**Services**

Mains water and electricity are connected.  
Drainage is via a septic tank which is shared with the property to the rear.

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)