



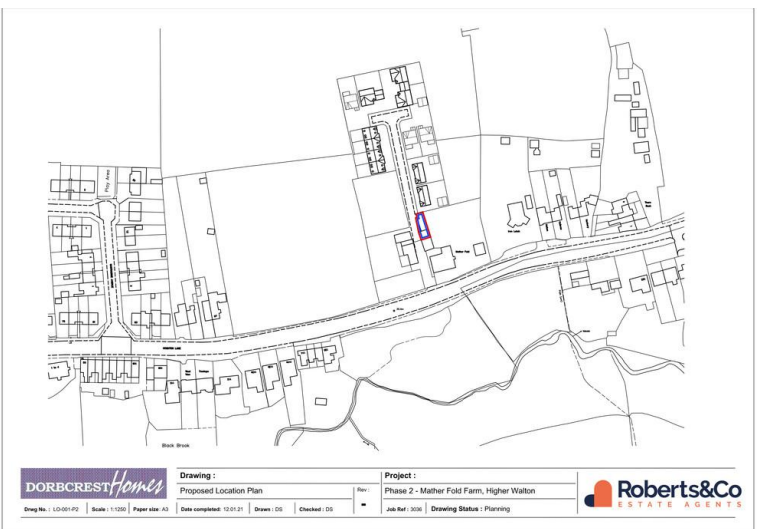
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The Shetland, Mather Fold Farm
Hoghton Lane

- **Exciting Development Land with Planning**
- **Full Planning for a Detached Dwelling 521sqft**
- **Single Car Parking Space & Small Garden**
- **Sought After Semi-Rural Location**

Offers Over £70,000
EPC Rating 'N/A'



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Property Description

Roberts & Co proudly presents a unique opportunity to acquire a prime plot of land with full planning permission for the demolition of an existing barn and the construction of a 513 sqft, one-bedroom detached house. Embraced by the semi-rural charm of Mather Fold Farm on Houghton Lane, this property provides a canvas to realize your dream home in a tranquil setting.

Development Opportunity: Detached One-Bedroom House: Full planning permission for a well-designed 513 sqft house with a small garden to the side. Includes one parking space opposite.

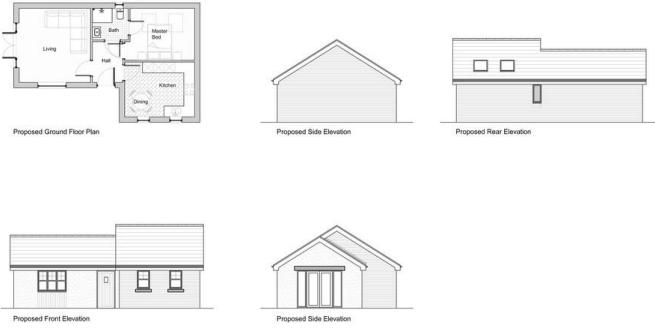
Disclaimer: Planning permission details and specifications available upon request. All information provided is subject to change, and interested parties should conduct their own due diligence.

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party



as to the validity and accuracy.

Please call 01772 977100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.



Proposed Ground Floor Plan

Proposed Side Elevation

Proposed Rear Elevation

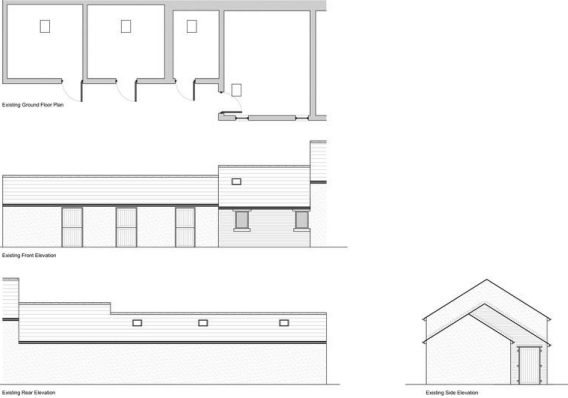
Proposed Front Elevation

Proposed Side Elevation

DORBCREST Homes

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Drawing : The Sheffand Proposed Plans and Elevations	Rev: A	Project : Mather Fold Farm Phase 2	The Sheffand - 1 Bed Detached - 513 sq. ft.
Draw No. : 04E-001	Scale : 1:100	Paper size: A3	Date completed: 20.10.21
Drawn : DS	Checked : DS	Job Ref. : 3036	Drawing Status : Preliminary



Existing Ground Floor Plan

Existing Front Elevation

Existing Rear Elevation

Existing Side Elevation

DORBCREST Homes

Drawing : Existing Plans and Elevations	Rev: -	Project : Mather Fold Farm Phase 2	
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements