



## Park Road, Manea, March, Cambs, PE15 0LL

Building Plot Situated In Village Location - Includes Full Planning & Building Regulations - All Services Have Been Installed Including BT, Water And Electric - Soil Tests Have Been Carried Out - Drainage And Foul Pipe Included On The Boundary - Full Planning To Erect 4 Bedroom Detached House With Garage - Fenland District Council Planning Reference Number F/YR23/0336/VOC - Call To View (01354) 696700

**£150,000**



#### Description

This building plot has full planning and building regulations to erect a 2 Storey 4 Bedroom detached House with garage.

All services have been installed including BT, water, and electric. Soil tests have been carried out, drainage and foul pipe included on the boundary and no soak away needed as there is a manhole to the front for the runaway of rainwater.

#### Ground Floor Construction

- 50mm flow screed with U/F heating pipes
- 500 gauge polythene membrane
- 100mm Celotex insulation
- 1200 gauge DPM
- Suspended floor by specialist
- 225mm ventilated floor void
- Existing subsoil

#### First Floor Construction

- 22mm chipboard floor
- Floor joists by specialist
- 100mm mineral wool between joists
- 15mm fire resistance plasterboard/skim finish to ceilings with steel in floor void

#### Garage Floor Construction

- 75mm reinforced screed
- 1200 gauge DPM
- Suspended floor by specialist
- 225mm ventilated floor void
- Existing subsoil

Garage, Kitchen, Hallway and Landing to include interlinked heat detector with a battery backup.

#### Ground Floor

Entrance Hall which leads to kitchen/dining room with double doors leading to the rear, utility area and WC which is to include a two-

piece suite and lounge which is to include a room sealed log burner and double doors leading to the rear of the property.

#### First Floor

Consists of 4 bedrooms, the master bedroom which has access to a dressing room and three-piece ensuite and there is also a 4-piece separate bathroom.

#### Garage

Garage door to the front and external door to side. Driveway to the front.

This building plot is situated in a popular location with close proximity to the village, there is also a train station located in the village as well and all essential amenities such as pub, eateries and corner shop.

Any further questions, please do call the office on (01354) 696700



Call to arrange a viewing **01354 696700** **T Payne & Co**  
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.