



Building Plots off Station Road, Holme PE7 3PH

Site Area 0.32 acres (0.13 hectares)

**FOR SALE AS A WHOLE OR
AS INDIVIDUAL PLOTS**

FOR SALE BY PRIVATE TREATY



Bletsoes

EST. 1881

LOCATION

Holme is a village and civil parish within the Huntingdonshire District of Cambridgeshire. It lies east of the A1, on the B660 and is situated approximately 7 miles south of Peterborough and 10 miles north of Huntingdon. The village has a population of around 700 people, and is surrounded by farmland located on the edge of the Great Fen. The village has a primary school, village hall, parish church and a local pub. A wider range of facilities and amenities can be found in nearby Peterborough and Huntingdon. The village is accessible to the A1 and in turn the wider road network. Both Huntingdon and Peterborough are on the east coast mainline, and offer rail services to London taking less than an hour.

DESCRIPTION

The site is a former coal yard, which has been cleared and made ready for redevelopment. The overall site area is approximately 0.32 acres (0.13 hectares) and is accessed off Station Road by a private drive shared with two other residential properties. The site is on the edge of the village, and enjoys an outlook over open fields to the south and west.

PLANNING

The site has the benefit of Outline Planning Permission reference 20/00989/OUT and dated 1st November 2021. The consent allows for the development of two residential dwellings on the site. Further planning information can be obtained from the Selling Agent and from the Huntingdonshire District Council website.

SERVICES

It is understood that all mains services with the exception of Gas are available within the village, and rights to lay service connections to the site will be granted over the sellers' retained land.

BOUNDARIES

The purchaser will be deemed to have inspected the land and satisfied himself/herself of the ownership of any boundary, hedge, tree or ditch.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

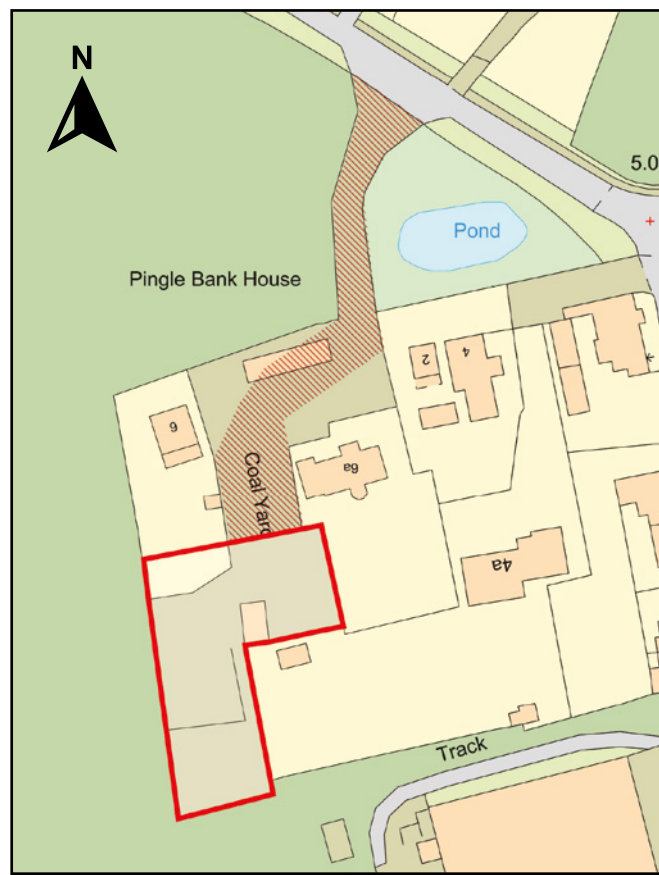
The site will be sold with the benefit of a right of access across the existing private driveway from Station Road. The site is otherwise sold subject to any existing Easements, Wayleaves or Rights of Way whether mentioned in these Particulars or not.

PARTICULARS, AREAS AND PLANS

These Particulars have been prepared in good faith and believed to be correct. They are published for identification purposes only and prospective purchasers should satisfy themselves as to their accuracy.

VAT

Should the sale of the land become a chargeable supply for the purpose of VAT, such tax will be paid by the purchaser in addition to the purchase price. It is not anticipated that there will be VAT on the sale of this site.



VIEWING

Strictly by appointment with the Selling Agent.

GUIDE PRICE

Offers in the region of £500,000 (Five Hundred Thousand Pounds) Subject to Contract are invited for the Freehold Interest in the site as a whole with Vacant Possession. Offers will be considered for the site to be sold as individual Plots.

IMPORTANT NOTICE

Henry H Bletsoe & Son LLP and for the vendors of this property whose Selling Agent they are, give notice that: (i) all statements contained in these particulars as to the property are made without responsibility on the part of the agents or the vendors for any error, mis-statement or omission whatsoever. (ii) none of the statements contained in these particulars are to be relied on as a statement or representation of fact or as any part of the contractual description of the property. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) the vendors do not make or give, and neither agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property. Finally: The property being open to inspection, purchaser(s) shall be deemed to have full knowledge of the state and condition thereof as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendor and the purchaser(s) upon any point not involving a question of law arising out of these particulars, stipulations or plans as to the interpretation be referred to the arbitration of the Selling Agents whose decisions shall be final and binding on all parties to the dispute and in every such arbitration the Selling Agents shall decide how the costs of such reference shall be borne. Particulars prepared and photographs taken: April 2024.

Oakleigh House, Thrapston, Northamptonshire, NN14 4LJ