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RESIDENTIAL LAND FOR SALE

Eddisons

Incorporating Barker Storey Matthews



**MILL GARAGE, THE CAUSEWAY, THORNEY
PE6 0QQ**

PRICE £395,000

0.51 acres (0.21 Ha)

- Fully consented (March 2024)
- Six plots of three-bedroom houses
- Cleared site
- Ready for immediate development

LOCATION

Thorney is located approximately 8 miles east of the Peterborough City Centre and 50 miles North of Cambridge. Thorney is situated off the A47 providing access to the A15 and Peterborough City ring road offering a variety of main transport routes such as the A1(M).

Surrounded by the Fenland countryside, Thorney is a large village containing a wide range of services and facilities with the ability to meet the needs of residents such as a primary school and doctors surgery. The area has good access to Peterborough by car and public transport.

In the nearby cathedral city of Peterborough, residents are able to explore the meadows and woodlands of Ferry Meadows. Peterborough includes a variety of bars, theatres, cinemas and museums as well as excellent transport facilities such as trains to London taking around 45 minutes.

DESCRIPTION

The site extends to approximately 0.51 acres (0.21 Ha) and lies to the west side of the village. The site is irregular in shape, with the front section having direct road frontage.

PLANNING

Planning consent was granted in March 2024

The site has planning consent for the development of a total of six, two-storey, three-bedroom houses with a mixture of four detached and two semi-detached, totaling to 5,733 sq ft (532.8 sq m). The total site area is 0.51 acres (0.21 hectares).

The full drawings and associated documents are on the Peterborough City Council website - [reference 23/01028/FUL](#)

The CIL payment is £92,463.85. Further details on request

PRICE

£395,000 for the freehold interest, benefit of the current planning consent.

VAT

VAT will not be payable in addition to the purchase price.

LEGAL COSTS

Each party to be responsible for its own legal costs in this transaction.

VIEWINGS

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews

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For more information, visit [eddisons.com](https://www.eddisons.com)
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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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