



Land to the Rear of 36 Breach Road, Huntingdon

Guide Price £200,000

Issue Status	PRELIM
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A	Preliminary Issue

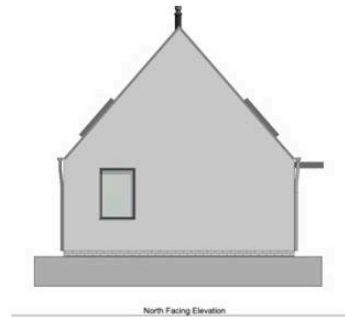
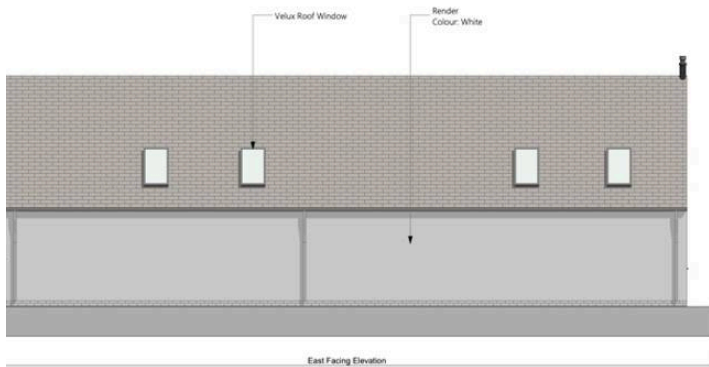
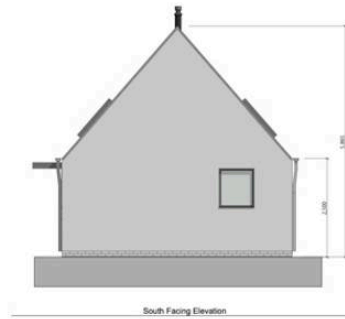
Land to the Rear of 36 Breach Road

Huntingdon

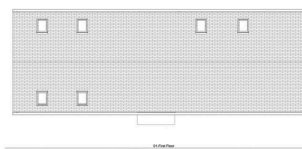
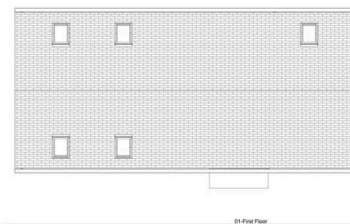
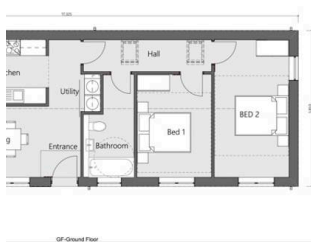
A residential development site benefiting from full planning permission for a detached, single storey dwelling of 925 sq/ft / 86 sq/metres on a plot extending to 0.51 acres with countryside views

Council Tax band: TBD

- The Prospective Property has a Gross Internal Floor Area of 925 sq/ft / 86 sq/metres.
- Residential Development Site.
- Offered with No Forward Chain.
- A Site Area of 0.206 Ha (0.51 Acres)
- Detailed Reserved Matters Approval for a Detached Bungalow.
- Indicative Gross Development Value Available on Request.
- Sought After Location with Good Access to the A1/A14 Road Network.
- Please call 01480 458762 for a Viewing.
- Ideal Self Build Opportunity.
- Panoramic Open Countryside Views.



PRELIMINARY	
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right of access zone for No 36 Breach Road

CONVEYANCE PLAN
scale 1-500 A3 size



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INTRODUCTION

A residential development site benefiting from full planning permission for a detached, single storey dwelling of 925 sq/ft / 86 sq/metres on a plot extending to 0.51 acres with countryside views. An ideal self build or development opportunity.

LOCATION

Grafham, a peaceful village close to the northern edge of Grafham Water and only approximately 5 miles away from Huntingdon and the main line train line into Kings Cross London. The main car park, Visitor Centre with bicycle hire and water sports facilities, lie just to the south of the village from which it is possible to follow numerous country walks.

THE PLOT

The development opportunity is located to the rear of the existing property 36 Breach Road. The access to be shared with 36 Breach Road with access to the Plot being provided by the demolition of the existing garage.

SALE CONDITIONS

Please note that the plot is sold on an un-conditional basis.

PLANNING PERMISSION

20/00272/REM | Application for approval of reserved matters for 16/01106/OUT relating to access, appearance, landscaping, layout and scale for a single dwelling | Land At And Including 36 Breach Road Grafham granted by Huntingdonshire District Council on Fri 22 May 2020 allows the erection of a detached single storey dwelling. This decision along with preliminary scheme drawings may be viewed at the office of the sole Agent.



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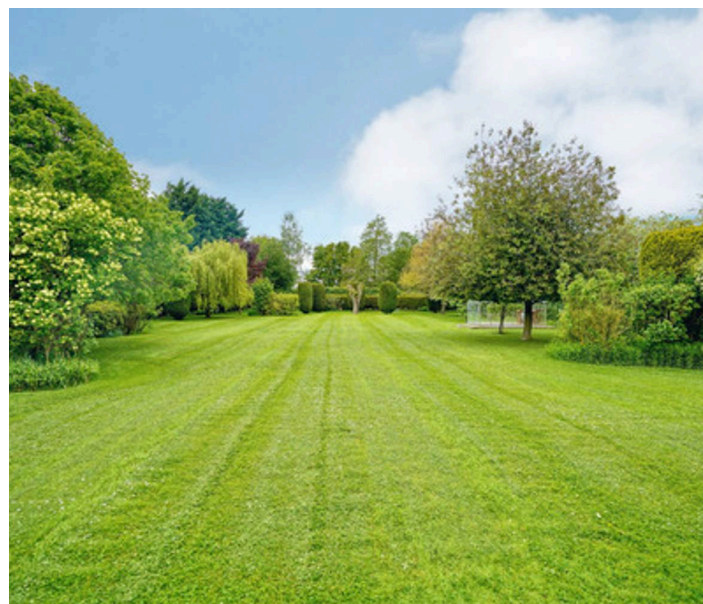
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