



Lambes Court, Lincoln Road
, Peterborough, PE4 6LU

Price Guide £399,000

Richardson

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Lambes Court is a level, rectangular shaped site situated to the rear of a pair of semidetached houses with access off Lincoln Road. The total site area of the property as edged red is approximately 0.16 ha (0.41 acres)

LOCATION

The property is located in the Werrington area of Peterborough approximately 3 miles North of Peterborough City Centre. The immediate location is predominantly residential in nature.

DESCRIPTION

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PLANNING

Outline Planning Permission for the erection of up to six residential dwellings subject to conditions, was granted by Peterborough City Council on the 26th of July 2023. See planning reference 23/00127/OUT.

INFORMATION PACK

An information pack is available from the agent to include:

- Soil / Contamination report
- Ecology Report
- Outline Planning Permission
- Approved Site Plan
- Title Information



SITE ACCESS ROAD

The purchaser will be required to fund and construct the site access road to an appropriate standard. The vendor will require access over part of this road for all purposes and at all times for the benefit of the vendor's two retained houses nos. 1440 and 1442 Lincoln Road.

WAYLEAVES & EASEMENTS

The Land will be sold with the benefits of any wayleaves or easements whether or not disclosed. The vendors are unaware of such matters.

BOUNDARIES

Interested parties must satisfy themselves as to the position and ownership of all boundaries.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

TERMS

The property is for sale freehold with vacant possession by private treaty.

VIEWING

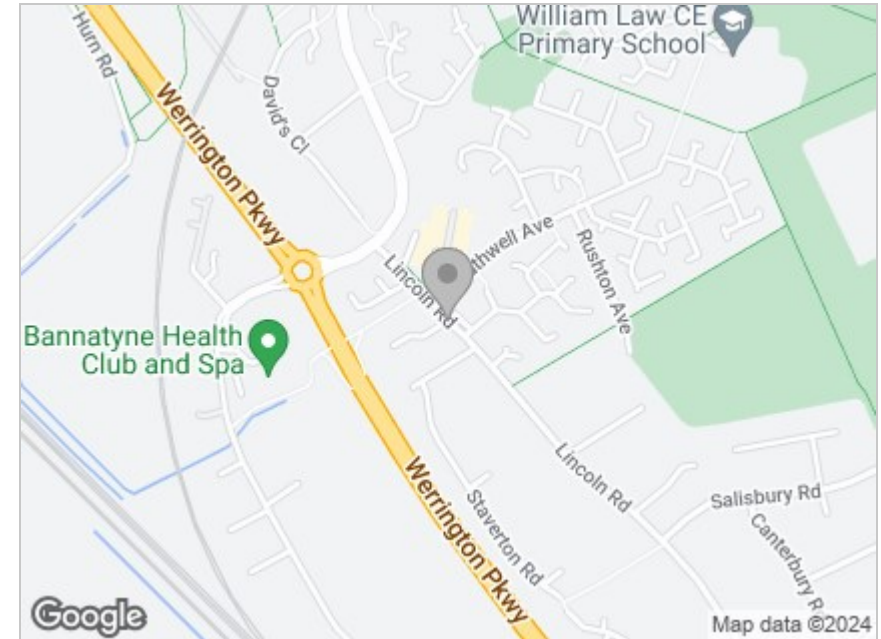
For further information or an appointment to view please contact Andrew Leech at RICHARDSON

t : : 0 1 7 8 0 7 5 8 0 0 7 e :
aleech@richardsonsurveyors.co.uk

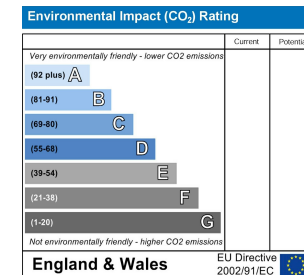
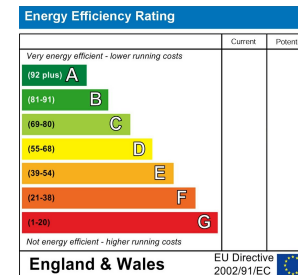
Floor Plan



Area Map



Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

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