

BUNGALOW AND BUILDING PLOT



High Street

Maxey, Peterborough, PE6 9EB

Price Guide £550,000

Richardson

High Street

Maxey, Peterborough, PE6 9EB

Offered with Full Planning Permission for alterations to the existing bungalow but also with Full Planning Permission for the development of the land to the rear for an additional 3 bedroom chalet home. Extending to approximately 0.28 acre in all, the current bungalow comprises of large reception hall, with walk in cupboard, lounge diner with feature fireplace, kitchen breakfast room, 2 good size bedrooms and a shower room. The property has a single garage to the side. Full Planning Permission has been granted to remodel the property to an attractive chalet home with large kitchen diner/ living to the rear, separate dining room/bedroom, further bedroom and bathroom. To the first floor is master bedroom with shower room. The plot to the rear has Full Planning Permission for an individual barn style property with vaulted ceilings and extensive use of glass to the rear allowing plenty of natural light but also to encompass the open field aspect to the rear. The plans show the accommodation as a reception hall, with cloaks cupboard, two bedrooms and bathroom. Large open plan kitchen/living dining area to the rear. To the first floor is the master suite with bedroom area, ensuite bathroom and dressing room. The property is offered with no chain.

Existing Bungalow

Entrance hall

10'8" x 9'3" (3.26m x 2.82m)

Lounge diner

18'2" x 12'4" (5.55m x 3.76m)

Kitchen breakfast room

12'5" x 12'4" (3.8m x 3.76m)

Bedroom

12'4" x 12'1" (3.77m x 3.69m)

Bedroom

13'0" x 11'3" (3.98m x 3.45m)

Shower room

Garage

17'7" x 10'10" (5.36 x 3.32m)



Proposed New Dwelling



Image 19: Proposed 2D front (North) elevation



Image 20: Proposed 2D side (East) elevation

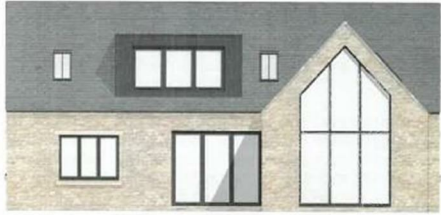


Image 21: Proposed 2D rear (South) elevation



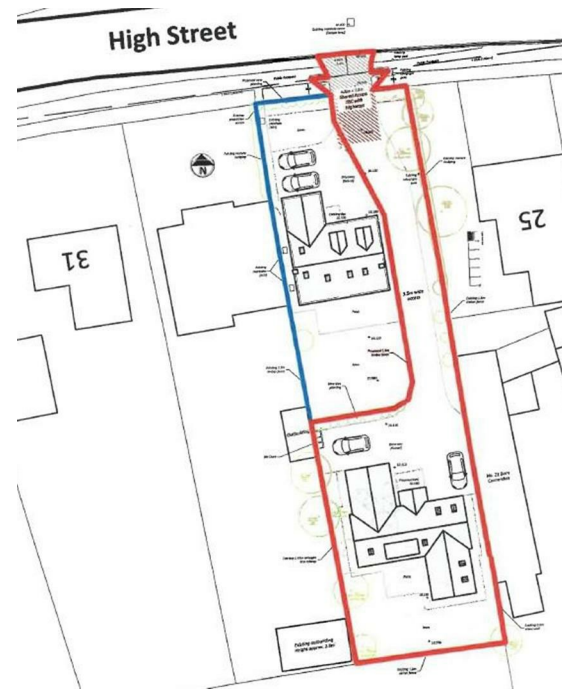
Image 22: Proposed 2D side (West) elevation



Image 7: Proposed front elevation of dwelling



Image 8: Proposed rear elevation of dwelling



Council Tax

Peterborough City Council Tax Band D

Communication

According to Ofcom Ultrafast broadband is available

According to Ofcom mobile coverage is likely outdoor with O2, EE Three & Vodafone

New Build

A chalet home in a barn style with vaulted ceilings and extensive use of glass. Reception hall, large open plan kitchen, living diner, 2 double bedrooms and bathroom. To the first floor master suite with dressing room and ensuite bathroom.

Services

All mains are connected apart from mains gas.

Planning Permissions

Peterborough City Council granted Full Planning Permission subject to conditions for Proposed loft conversion, internal modifications and demolish existing garage under planning Reference 23/01003/HHFUL dated 14th September 2023. The Full Planning Permission for the Construction of a new dwelling on land to the rear of 27 High Street Maxey was granted subject to conditions under appeal dated 13th May 2024, under reference APP/J0540/W23/3333365 with planning Reference 23/00825?FUL. All planning details and plans can be found and downloaded from Peterborough City Council planning portal.

Method of Sale

For sale by private treaty with vacant possession. The property is to be sold as one and with the existing planning.

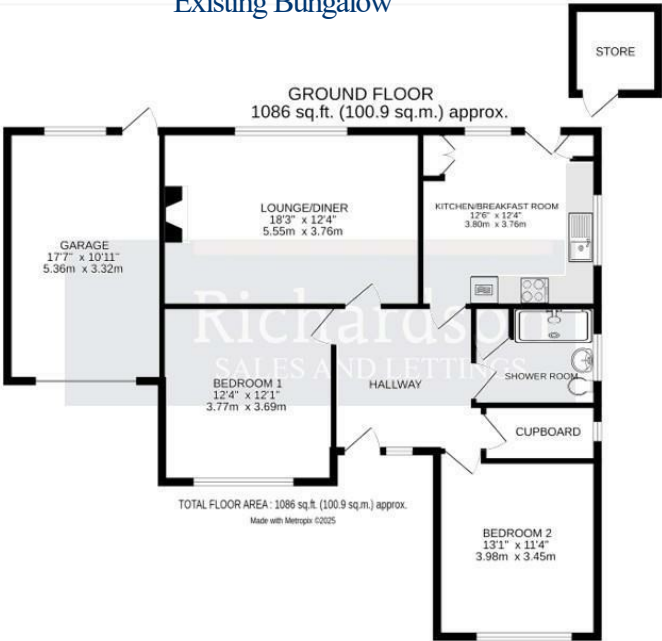
Viewing

By appointment with Richardson. post@richardsonsurveyors.co.uk

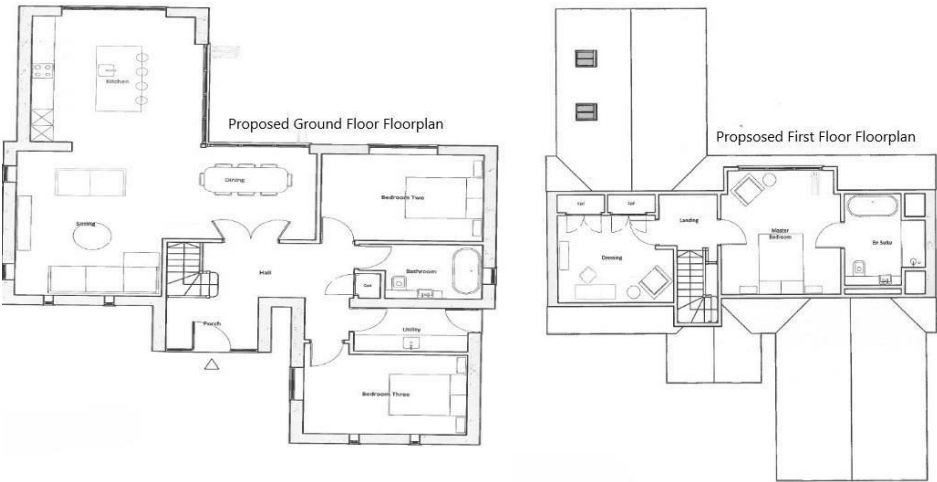
Floor Plans

Area Map

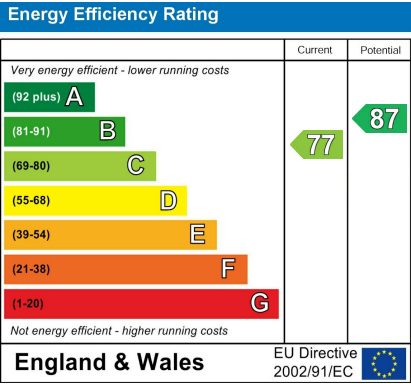
Existing Bungalow



Proposed Floorplans
for New Builds to the rear



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.