

General Notes

1. Artifex Conservation Architects Ltd owns the copyright of this drawing which must not be reproduced in whole or in part without written permission.
2. This design drawing has been produced for the purposes of obtaining planning approval and/or listed building consent only. In most cases, an additional application for Building Regulations approval will be required.
3. All new work to fully comply with the most up to date Building Regulations and British Standards.
4. No covenants have been considered in the preparation of these plans and it is the client/developer's responsibility to advise if any such covenants exist that may affect the proposal.
5. All work, including all demolition work and excavation to be carried out carefully and safely with all necessary propping, shoring and strutting. All work to be undertaken in strict accordance with all relevant CDM Regulations, Health and Safety legislation, BS publications, trade manufacturer literature and any requirements of statute or the local authority.
6. Dimensions on this drawing are for planning purposes only, not for detailed construction.
7. The client/developer must check all dimensions and setting out before the work proceeds on site and continually monitor the setting out and dimensions as the work proceeds.
8. This drawing to be read in conjunction with all other relevant information whether produced by Artifex or by others.
9. Planning approval does not constitute authority to proceed with building works where the Party Wall (etc) Act 1996 applies. The property owner is responsible for compliance with this Act prior to commencement of any building/excavation works and no liability is accepted by Artifex for the failure of the property owner to meet the requirements or provisions contained therein.
10. All foundations and structures within 3 meters of a public sewer are to be taken below the invert level of the sewer in accordance with the water utility company's requirements. The land owner is responsible for organizing, financing and obtaining all Build-Over/Adjacent to agreements before any work commences on site.

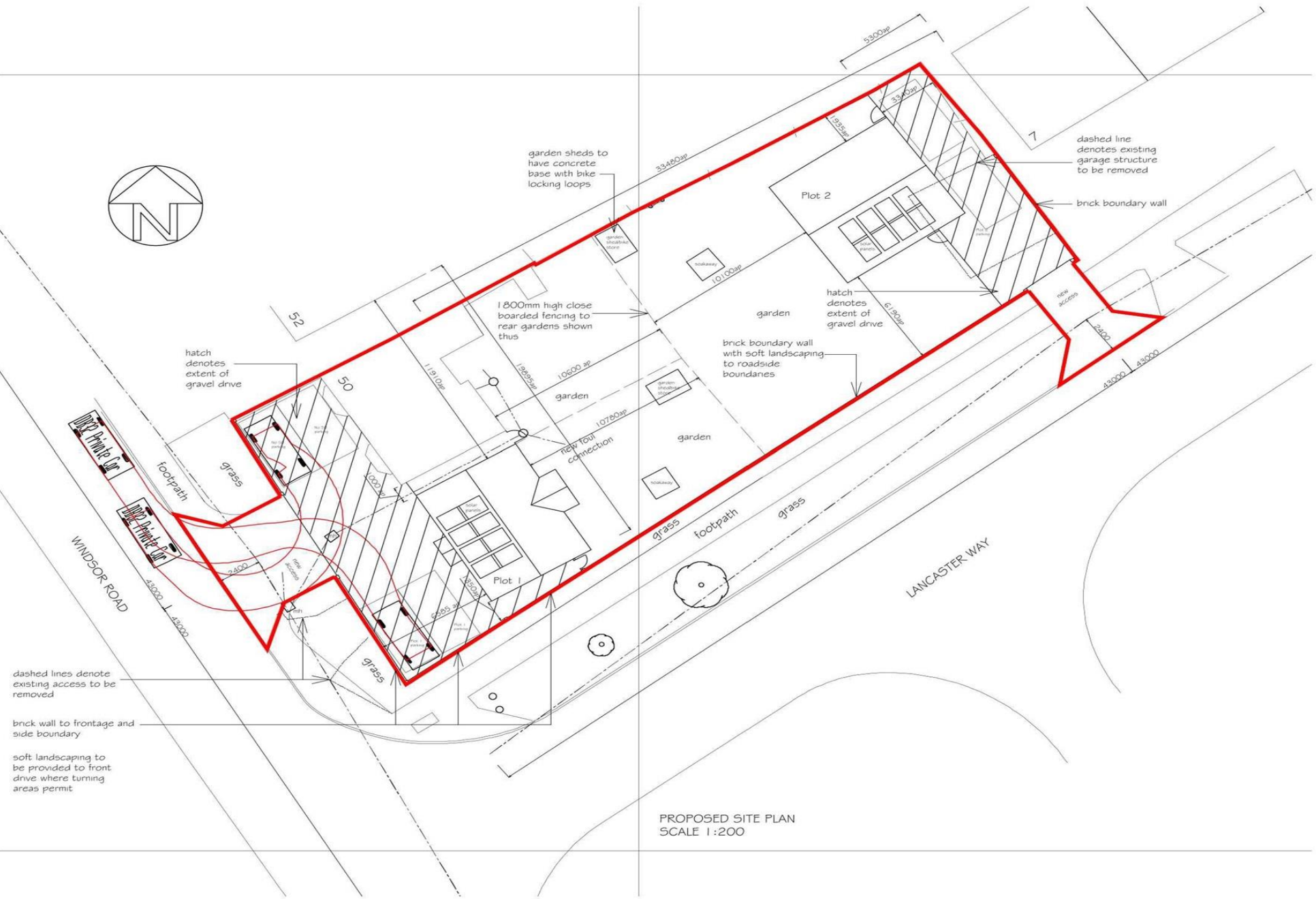
20.02.24	J	Urban design 15.02.24 requirements
16.01.24	H	Additional dimensions added
15.01.24	G	Validation requirements 15.01.24
06.12.23	F	3D Planning 04.12.23
24.11.23	E	UD comments 19.10.23
20.09.23	D	Red line adjusted
04.09.23	C	Validation requirements 04.09.23
29.08.23	B	Validation requirements 29.08.23
19.05.23	A	Items added T5 email 15.05.23

date	rev	revision/author/checker
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purpose of issue	PLANNING
project	Development at 50 Windsor Road, Yaxley
drawing	Proposed block plan/site plan

drawing no.	YX.50WR.F02	J
drawn	checked	
scale	1:200 @ A3	date
		March 2023

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PROPOSED SITE PLAN
 SCALE 1:200

Land To Rear Of Windsor Road, Yaxley Peterborough PE7 3JA

welcome to

Land To Rear Of Windsor Road, Yaxley Peterborough

- Development opportunity
- Full Planning Permission Granted
- Viewing Highly advised
- Two large, detached plots
- Unique opportunity

Tenure: Freehold EPC Rating: Exempt

£175,000

****Residential Development Site Windsor Road, Yaxley**** William H Brown are delighted to offer an exciting opportunity to acquire this residential development site for two large, detached dwellings. The site has full planning permission for 2 dwellings, Planning has only recently been approved under planning reference 24/00059/FUL. Full planning has been approved for the construction of 2x3 bed detached dwellings, sitting on generous sized plots that offer the opportunity for the construction of spacious family homes. Yaxley is situated approximately 6 miles to the south of Peterborough & offers all of the amenities one would expect of a large Village, to include well regarded schooling, award winning Doctor's Surgery, as well as Dentists, supermarket and range of pubs / restaurants. Main line Rail links to London King's Cross are available from Peterborough & nearby Huntingdon.



view this property online williamhbrown.co.uk/Property/YXZ108498



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:

YXZ108498 - 0003

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