



Folly Close, Yaxley Peterborough PE7 3NH

welcome to

Folly Close, Yaxley Peterborough

- Tucked Away Location
- Plans and Drawings Ready
- Full Planning Permission
- Overlooking Paddock Land
- Fully Serviced Plot

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: F

offers in excess of
£210,000

Notes

We are informed that this is a fully serviced plot to include:

1. Single phase power (option of 3 phase) supply is located on site with final connection to new build paid for by owner.
2. Water supply, 32mm service pipe is on site, with builders supply ready for build.
3. Sewerage connection via a manhole located on site. Mains sewerage is pumped off site from twin pump tank located on plot 9B (11 Folly Close). Shared cost for maintenance and metered electric consumption.
4. BT duct on site ready for fibre optic.
5. Driveway is hard cored and will be by owner of plot 9B, finished with gravel once plot 9A is completed. Once plot 9A is completed and roadway completed, shared cost for maintenance etc.
6. Fencing and planting to west boundary will be done by owner of plot 9B once all building works of plot 9A completed.
7. Easement legally in place for concrete road (owned by O&H) is all in place.
8. Easement legally in place for sewerage connection through plots 9&6 Folly Close.
9. Site toilet located on plot 9A.
10. Building Control has been paid for and is contracted with 3C's
11. Optional - (shared cost for supply, install and maintenance) electric gates at entrance to site for plots 9A & 9B.

Purchasers are advised to satisfy themselves as to the above points via their legal representative.



Proposed Attic Plan 9A
Drawing scale 1:50

view this property online williamhbrown.co.uk/Property/YXZ109184



Property Ref:
YXZ109184 - 0003

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.

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