

BUILDING PLOT WITH PLANNING PERMISSION. Ellis Winters are delighted to offer this rare opportunity to buy a building plot within the popular village of Somersham with full planning permission to build a detached bungalow. Further information can be found on the Huntingdon District Council planning website using planning reference 22/01210/FULTDC. A viewing of the plot is by appointment only. Contact the office to register your interest.

plans shown within images.

Somersham is approximately 6 miles from St Ives, 10 miles from Huntingdon and 20 miles from Cambridge. It is also well connected by train to London from either Huntingdon or Cambridge.

Agents Note

The owner of the plot has informed us that the current planning permission proposes a bungalow that would encroach on an existing storm drain located within the plot which would need to be diverted. The owner has advised that Anglia Water had offered to pay for the drain work if the person ordering the work was to live in the new bungalow for at least 2 years. Please note this would need to be clarified with Anglian Water as Ellis Winters have not had any contact with Anglian Water to verify this.

Taking the above into consideration the owner has had revised plans drawn up to avoid the storm drain, however, these plans would need to be resubmitted to the local authority for consent. Current plans and revised

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

ellis winters
sales & lettings since 2001

OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk
www.elliswinters.co.uk



ellis winters
sales & lettings since 2001

ASKING PRICE

£130,000

HAMMOND WAY

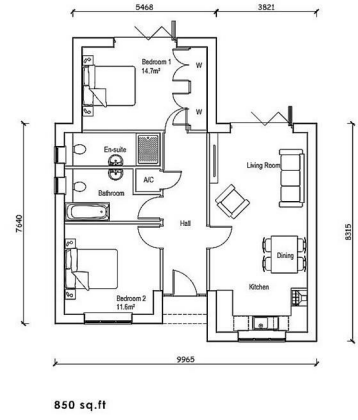
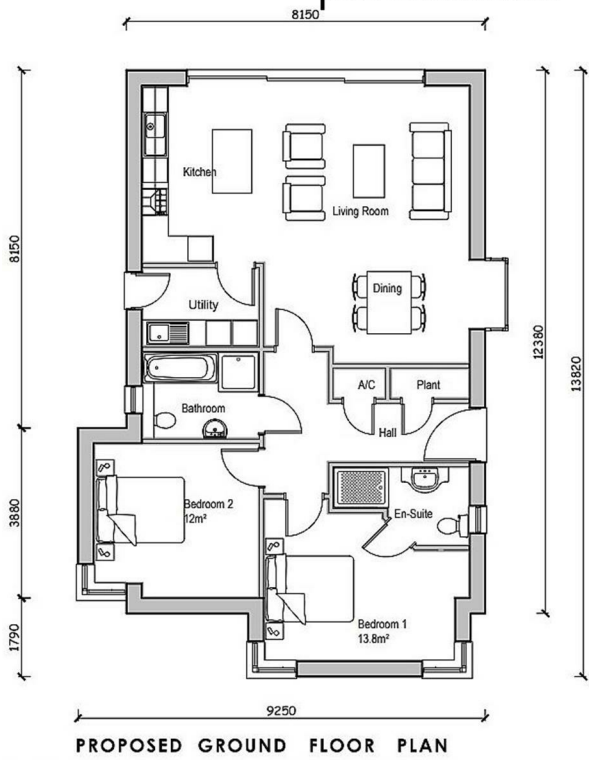
SOMERSHAM, PE28 3YE

PROPERTY SUMMARY

BUILDING PLOT WITH PLANNING PERMISSION. Ellis Winters are delighted to offer this rare opportunity to buy a building plot within the popular village of Somersham with full planning permission to build a detached bungalow. Further information can be found on the Huntingdon District Council planning website using planning reference 22/01210/FULTDC. A viewing of the plot is by appointment only. Contact the office to register your interest.

- 2 
- 2 
- 1 

Original plan that has planning permission.



Proposed floor plan designed to avoid Storm Drain.

Revised site plan designed to avoid Storm Drain.

