

An aerial photograph of a residential street. The houses are mostly two-story, light-colored buildings with dark roofs. A white van is parked on a driveway in the foreground. A large, dark, overgrown area is visible to the right of the highlighted property. The overall scene is a typical suburban neighborhood.

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GUIDE PRICE

£100,000

Bluntisham Road

Needingworth, PE27 4TA

****Guide Price £100,000 to £125,000**** A rarely available building plot for sale with outline planning permission for a single detached dwelling on the edge of the popular village of Needingworth. Further information can be found on the Huntingdon District Council planning website using planning reference 21/02371/OUT - Don't miss out on the chance to design and build your very own bespoke home. Viewings by appointment only.

AGENT NOTES

1. The current owner of the plot is prepared to adjust the length of the plot shown in the images to accommodate a larger garden for any proposed build if preferred by a purchaser. Speak to a member of the Ellis Winters team for further information.
2. Any buyer will be responsible for erecting all boundary fences required.
3. The current entrance to Fairview will not become a shared access to the building plot. The current owner will create a new entrance for their own property Fairview and any new buyer of the plot will be responsible to create their own vehicle access in front of any proposed build. The current owner informs us that permission to drop the kerb in front of the proposed plot has already been obtained.
4. Please note that all pictures and highlighted plot images are not to scale and don't represent any exact boundary lines.



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

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