

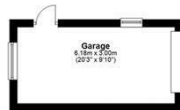


WOODFIELD FARM GIDDING ROAD NEAR SAWTRY, PE28 5UL

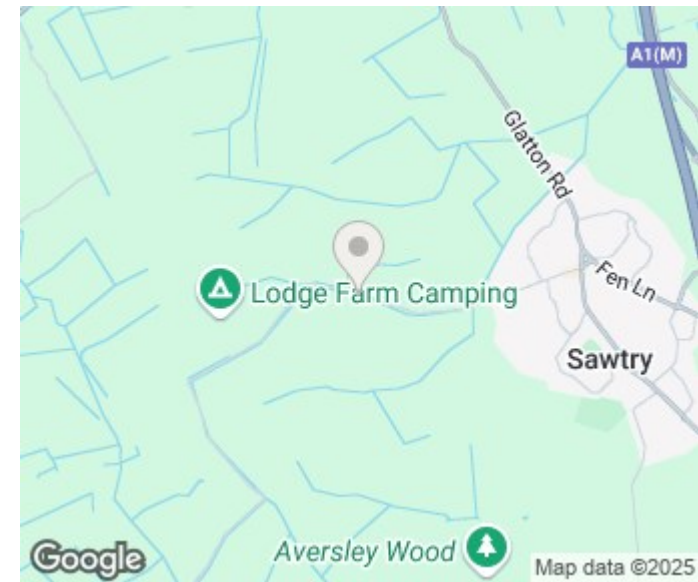
£450,000
FREEHOLD

An exciting redevelopment opportunity comprising a detached house in need of repair, with Outline Planning Permission to replace it with an attractive, detached dwelling, set in grounds of about 1.67 acres, with far-reaching rural views.

Woodford & Co.
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Total Approx Gross Internal Floor Area = 258 sq/m (2775 sq/ft)
FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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