



**Disclaimer**

**Important Notice:** In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to City & County. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENCING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

**Moggs Well Lane, Peterborough, Cambridgeshire, PE2 7DS**  
**Chain Free £220,000**

## Moggswell Lane, Peterborough, Cambridgeshire, PE2 7DS

\*\*\* No Forward Chain\*\*\* City & County are pleased to present this FANTASTIC INVESTMENT OPPORTUNITY offering a GENEROUS BUILDING PLOT with PLANNING IN PRINCIPLE for a FOUR BEDROOMED DWELLING. This would make an ideal self-build for someone looking to design their own home in a private cul-de-sac location with convenient access to local amenities, schools and Peterborough City Centre. The development area where the dwelling is proposed, comprises garden land. This measures approximately 13 m along the Western boundary reducing to approximately 11 m along the Eastern boundary, with a depth of approximately 30 m. \*\*\*Offered with NO FORWARD CHAIN\*\*\* Please contact the office for further enquiries

