



Copper Beech Way
Peterborough, PE2 8HJ

Guide Price £120,000 - Freehold , Tax Band - Exempt



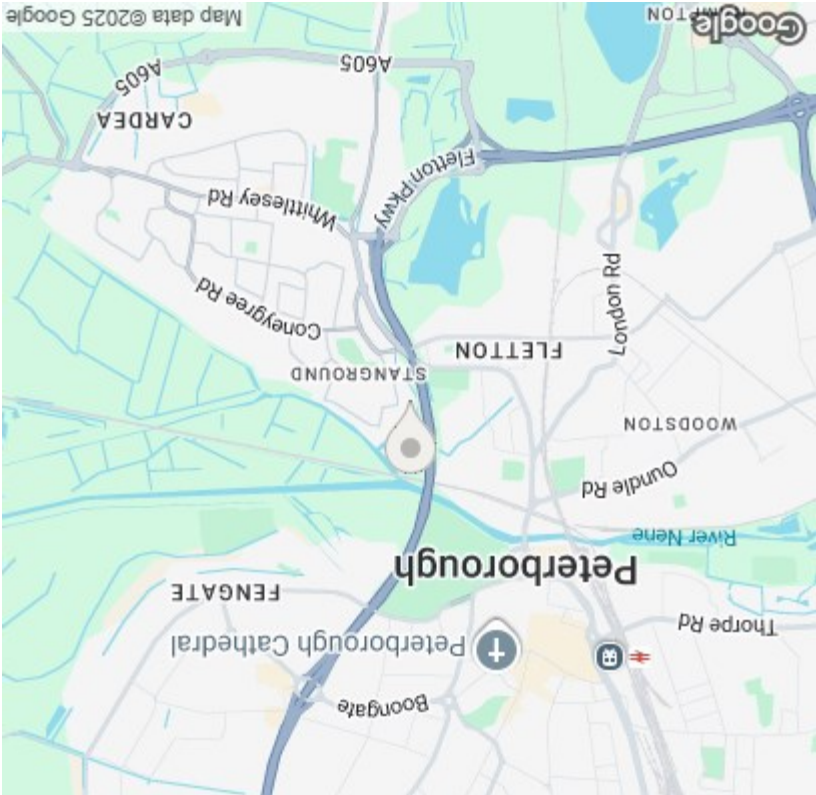
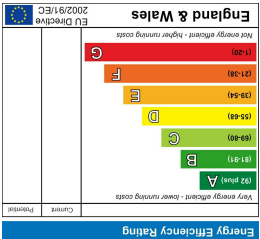
Floor Plan



Viewing

Please contact our City & County Estate Agents - Peterborough
Office on 01733 563965 if you wish to arrange a viewing
appointment for this property or require further information.

Energy Efficiency Graph



Area Map

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, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or other fixtures and 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.

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/>

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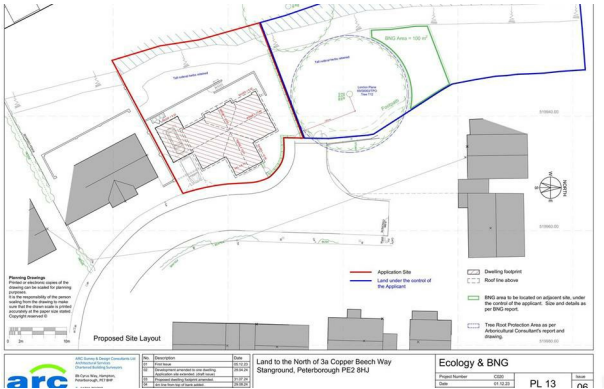
Prime Development Opportunity in
Stanground Village

Presenting an exceptional investment opportunity on Copper Beech Way in the charming village of Stanground, this west-facing site includes two parcels of land with full residential planning permission for a bespoke dwelling and the potential for future development. Nestled in a peaceful cul-de-sac setting with scenic church views, this site is ideal for developers or buyers seeking a self-build project with extensive gardens.

One parcel already benefits from full planning approval, while the second offers significant potential, making this a versatile investment for both short-term and long-term gains. With mains services conveniently connected and local amenities just a stone's throw away, it's perfectly positioned within easy access to transport links and waterside pathways. This is an outstanding chance to create a custom home in a sought-after village location.

All CGI images are for guidance only and are intended to give an indication of the design and finish. They do not form part of any contract, and the final details, materials and layout may vary.

For those looking to capitalize on a unique site with considerable potential, this Copper Beech Way land is ready to bring your vision to life. Please see link to Peterborough planning portal: <https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?keyVal=SK3TEXMLIY700&activeTab=summ>



Property Reference:
24/01232/FUL

Please find below a link to a property previously marketed by City & County, providing a reference for the type and quality of homes developed on this land and within the surrounding area: <https://www.rightmove.co.uk/house-prices/details/england-63423019-7245550?s=b12cd5e74b05ee5c2945f5b37220>

AUCTIONEER COMMENTS:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

