



Land at **BAINTON GREEN ROAD**

ASHTON PE9 3BA

The SITE

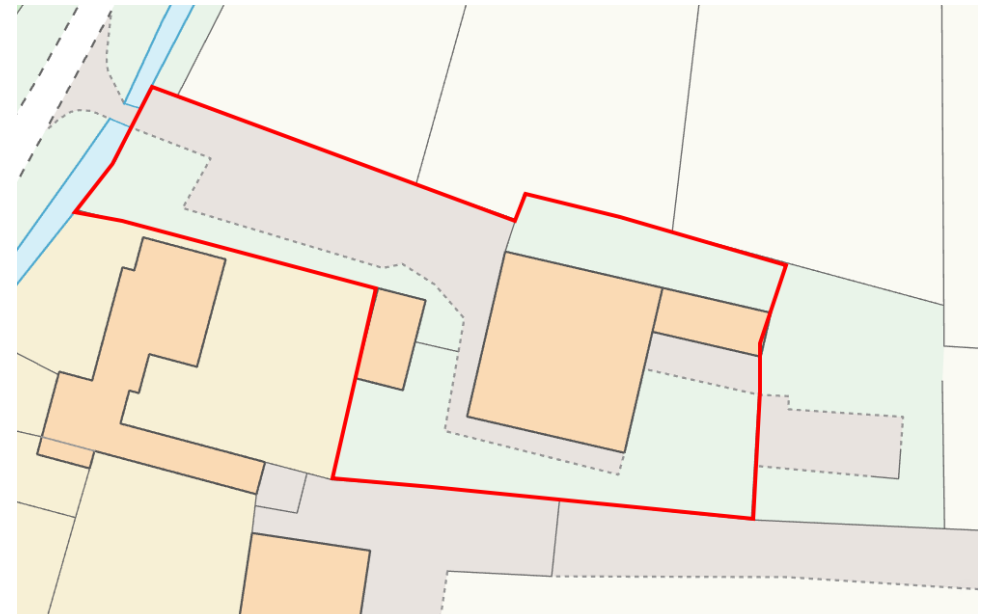
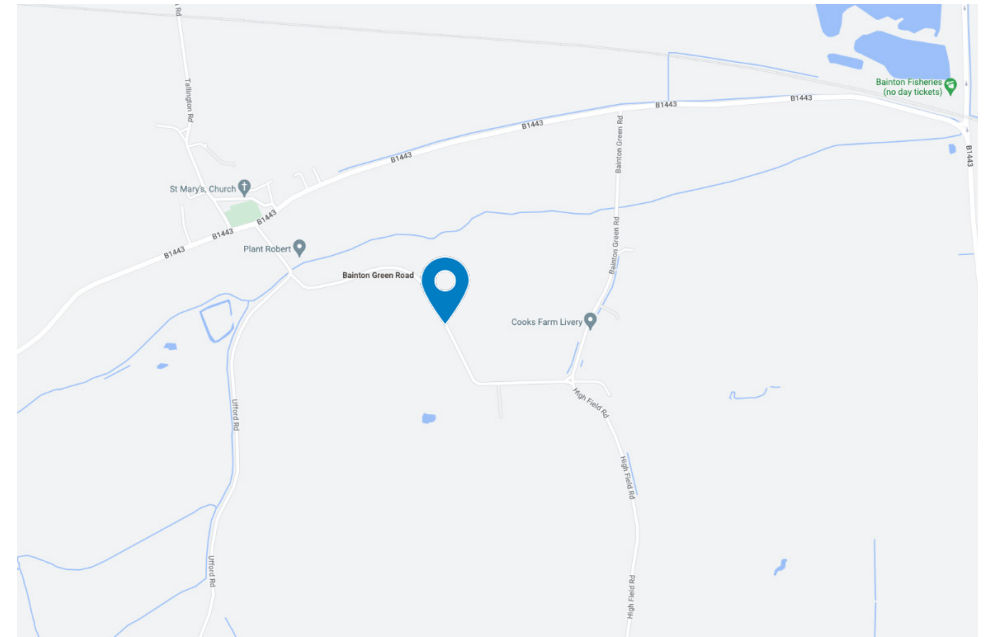
An opportunity to acquire a freehold property with full planning permission for the development of a detached family home in Ashton, Cambridgeshire.

Located in the attractive village of Ashton, the site has a detailed planning permission for the conversion of an equestrian building to a detached 5 bed dwelling of approximately 6,000sq ft, demolition of a stable block, and the conversion of a detached outbuilding to an office / gym and associated works. Peterborough City Council granted planning permission in February 2022 (Ref: 21/01891/FUL).

Approach the property via a private driveway from Bainton Green Road. Sitting on a plot of approximately 0.7 acres, the property enjoys views of the open countryside beyond.

Ashton village is approximately five miles east of the historic market town of Stamford, previously voted 'Best place to live in Britain' by the Sunday Times. Only 20 minutes' drive from Peterborough and its rail links to London Kings Cross, rural living comes replete with connections to the city lights.

Adjoining land extending to approximately 4.36 acres is available by separate negotiation (Lot 2). Please note that the right of first refusal for this additional land goes to the purchaser of the equestrian building (Lot 1).



Designed with
DISTINCTION

INDIVIDUAL, BESPOKE, UNIQUE

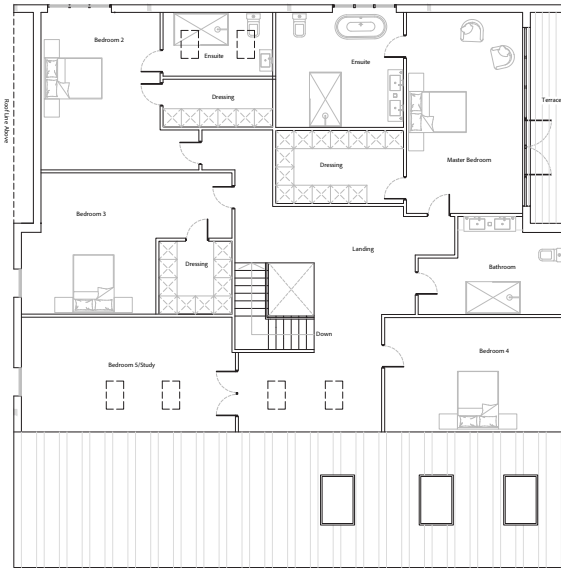
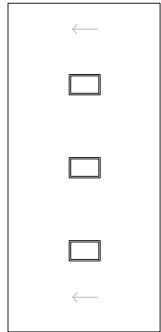


Peaceful
POSITION

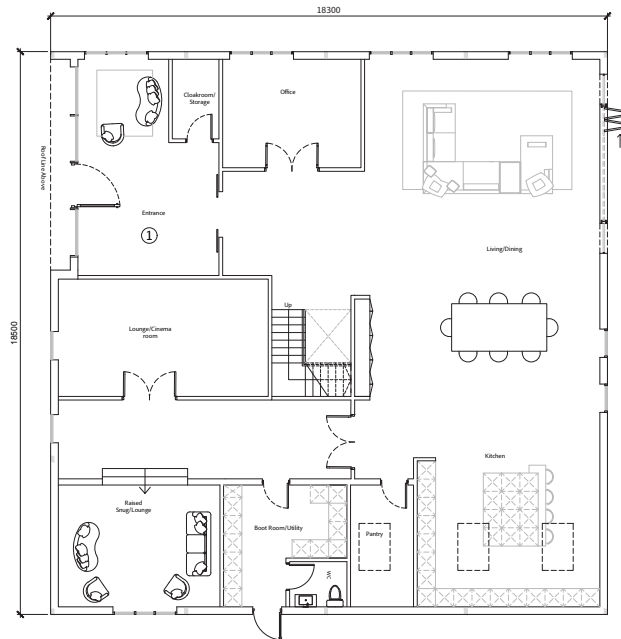
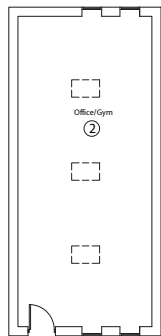
CONTEMPORARY, TRANQUIL, RURAL







First Floor



Ground Floor

FLOOR PLANS

Total Gross Internal Area:

Ground Floor: approx. 315.7sq. metres / 3398 sq. feet

First Floor: approx. 230.7sq. metres / 2483 sq. feet

Total: approx. 546sq. metres / 5877 sq. feet

Outbuilding:

approx. 44.8sq. metres / 482 sq. feet

Site and FLOOR PLANS



Elevation A



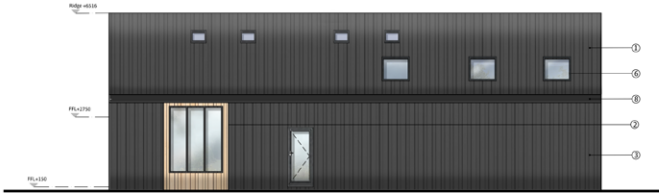
Elevation B



Not to Scale



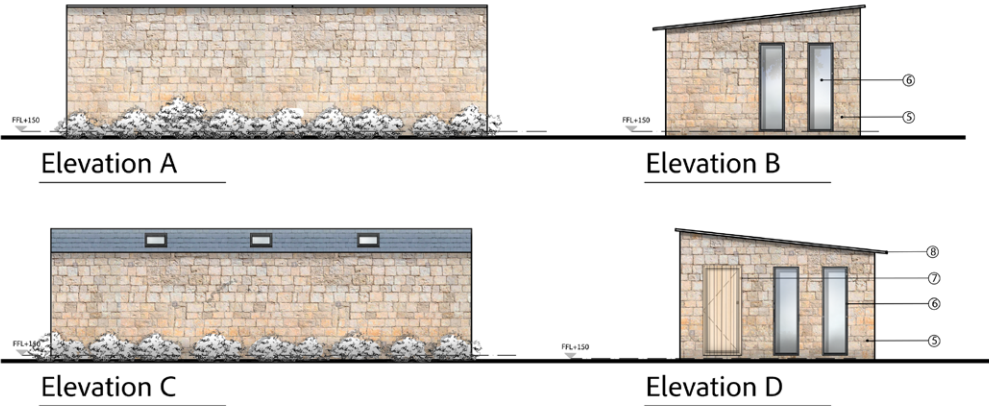
Elevation C



Elevation D

Site and FLOOR PLANS

Barn 2





Agent DETAILS



For details contact Pelham James on 01780 437 360, or email team@pelhamjames.co.uk
www.pelhamjames.co.uk

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