



**Plot to the rear of 260 High Road, Whaplode, PE12 6TG**

**£150,000**

- Rare Opportunity
- New Build Bungalow
- Partially Built
- Two Double Bedrooms
- Two Shower Rooms
- Off Road Parking
- Village Location
- Close by to Local Amenities
- Underfloor Heating Throughout



**\*\*A Rare Opportunity in Whaplode!\*\***

Here's your chance to secure a plot of land in Whaplode, with brickwork, roofing, and windows already in place. The groundwork is done, leaving the exciting part for you to complete and make it your own. If you're ready for your next project, this is the perfect opportunity!

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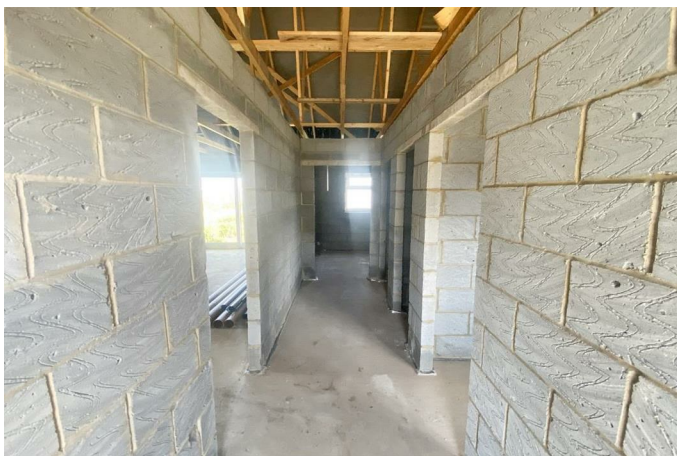
This project has been on going over the past couple of years and with most of the hard work done the investors have decided to sell the site. The building has been made water tight with the brick being done inside and out, the roof is on and the windows and doors are in.

The solar panels have had the first payments made but the new owners will need to speak to the company on how to proceed

No connections have been put in but pricing has been done, which means you have the potential to tweak the plans (planning permitting)

The property is at a great stage where you can really make it your own.

### Entrance Hall



Underfloor heating throughout.

### Open Plan Living



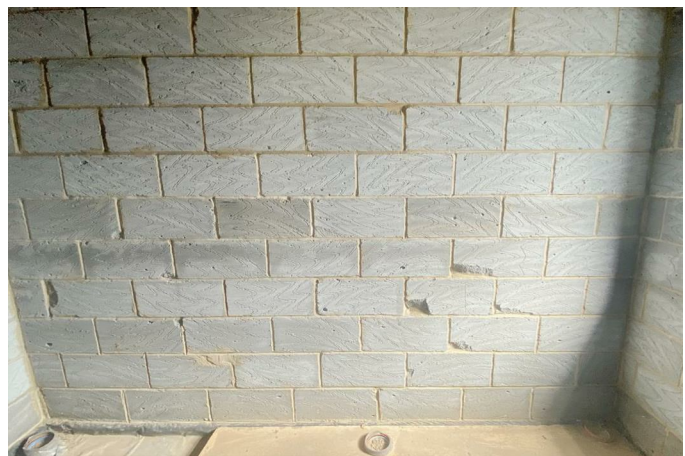
The heart of the home. An open plan kitchen diner lounge with Upvc windows to front and sliding doors over looking the rear garden. The design of this kitchen was going to be a U-Shaped kitchen with the potential of a table in the middle of island. Leading into the lounge area with views over the garden. Underfloor heating throughout.

### Bedroom One



Upvc window to front and opening leading to the en-suite. Underfloor heating throughout.

### En-Suite



Upvc window to side. Space for double shower cubicle, wash hand basin and toilet. Underfloor heating throughout.

## Bedroom Two



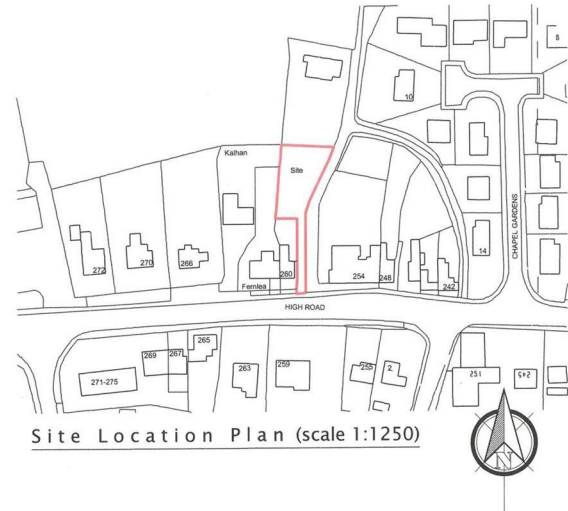
Upvc window to rear. Underfloor heating throughout.

## Shower Room



Upvc window to rear. The design is to make this into a shower room but it could easily be altered to make into a bathroom instead. Space for double shower cubicle, wash hand basin and toilet. Underfloor heating throughout.

## Outside



Currently fenced off where the perimeter boundaries will be. The good size plot has a fantastic space to the front to landscape part and make the rest off road parking from as one car to multiple cars. To the rear of the plot you have a large pile of top soil, ready to spread to make the rear garden as great space.

### Property Postcode

For location purposes the postcode of this property is: PE12 6TG

### Verified Material Information

Tenure: Freehold  
 Council tax band: Predicted B  
 Annual charge: No charges  
 Property construction: Brick  
 Electricity supply: None  
 Solar Panels: Yes - First part paid for.  
 Other electricity sources: No  
 Water supply: No  
 Sewerage: No  
 Heating: No - Plans suggest air source heat pump.  
 Heating features: No  
 Broadband: As stated by Ofcom,  
 Mobile coverage: As stated by Ofcom,

Parking: Driveway

Building safety issues: This is still a new build site, so would recommend the appropriate footwear to be worn when visiting. Uneven ground around the

site.

Restrictions: Please see the SHDC planning portal for full details

Public right of way: The property is located down a track but have the right of way

Flood risk:

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: Please see the SHDC planning portal

Accessibility and adaptations: Please see the SHDC planning portal

Coalfield or mining area: No

Energy Performance rating: No

### **Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

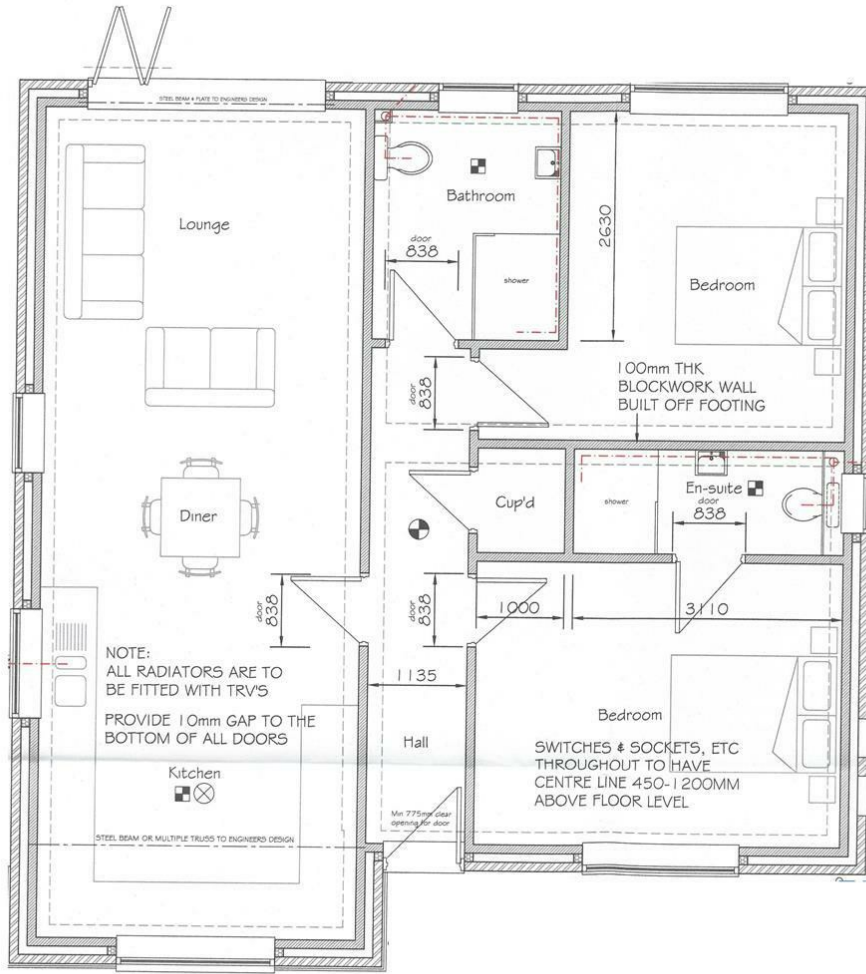
### **Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

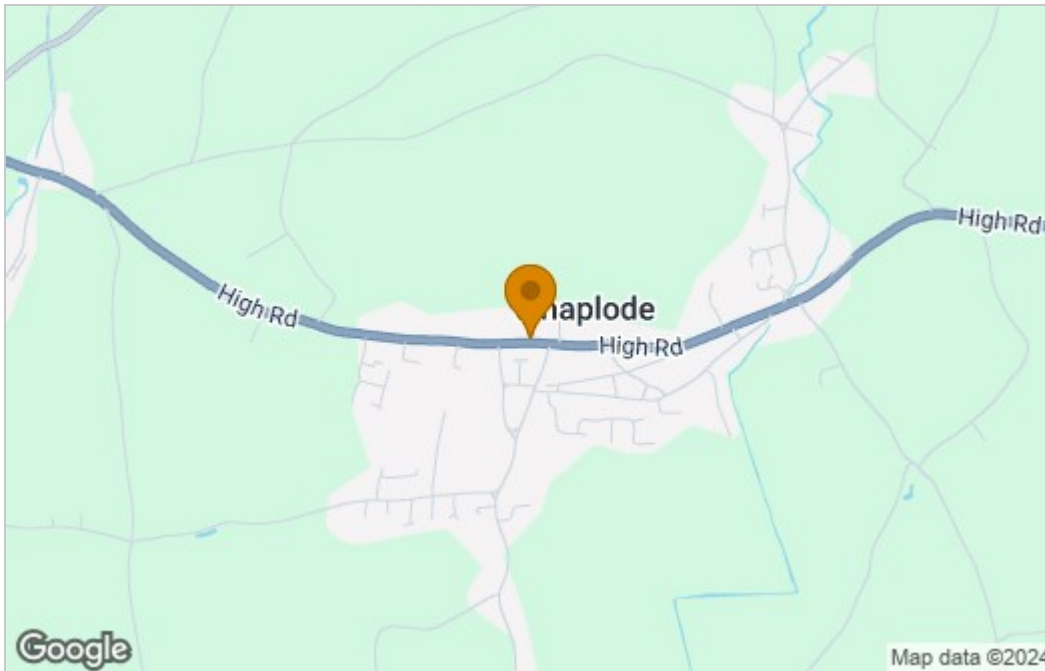
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.



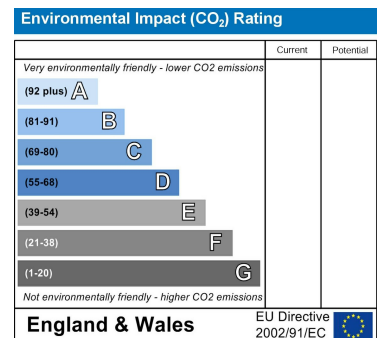
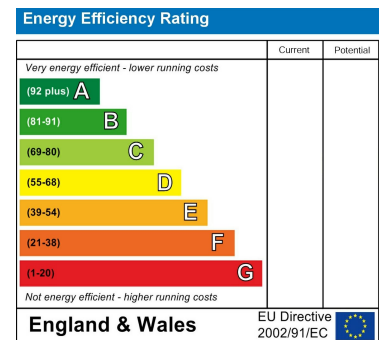
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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