

£170,000

Building Plot, Brangehill Lane, Mepal, Cambridgeshire
CB6 2AL



To arrange a viewing call us now on 01354 694900

**** CASH BUYERS ONLY ****

Offered for sale with no forward chain, this fabulous building plot currently has in place a two bedroom bungalow of non standard construction. Although there is no formal planning in place, our sellers are confident that planning would be granted to replace the existing property.

The plot is well secluded at the end of a cul-de-sac and offers real potential for somebody looking for something a little bit different!

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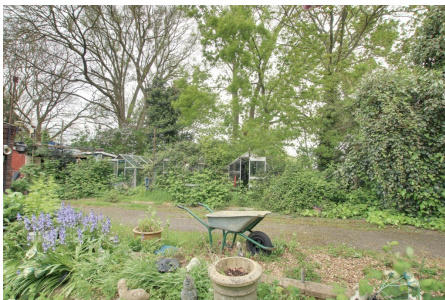


Living Room
4.30m (14'1") x 2.85m (9'4")

Dining Room
4.10m (13'5") x 2.82m (9'3")

Kitchen
5.82m (19'1") x 2.38m (7'10")

Utility
2.70m (8'10") x 2.40m (7'10")



Bedroom 1
3.34m (10'11") x 2.74m (9')

Bedroom 2
3.49m (11'5") x 2.82m (9'3")

Bathroom
2.23m (7'4") x 1.68m (5'6")



Conservatory

OUTSIDE

The bungalow has a gated entrance and is fully enclosed. The bungalow is set back on the plot but there is a good space the other side of the driveway which is extensively overgrown.

Tenure
Freehold
Fenland District Council tax band TBC

Services

Mains water and electricity are connected.
Drainage is via a septic tank which is shared with the property to the rear.

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £49 plus VAT per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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