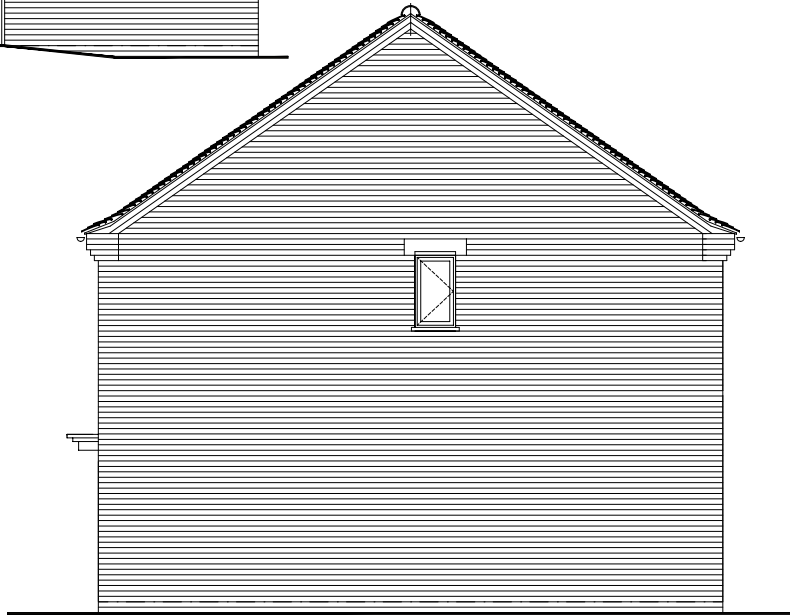
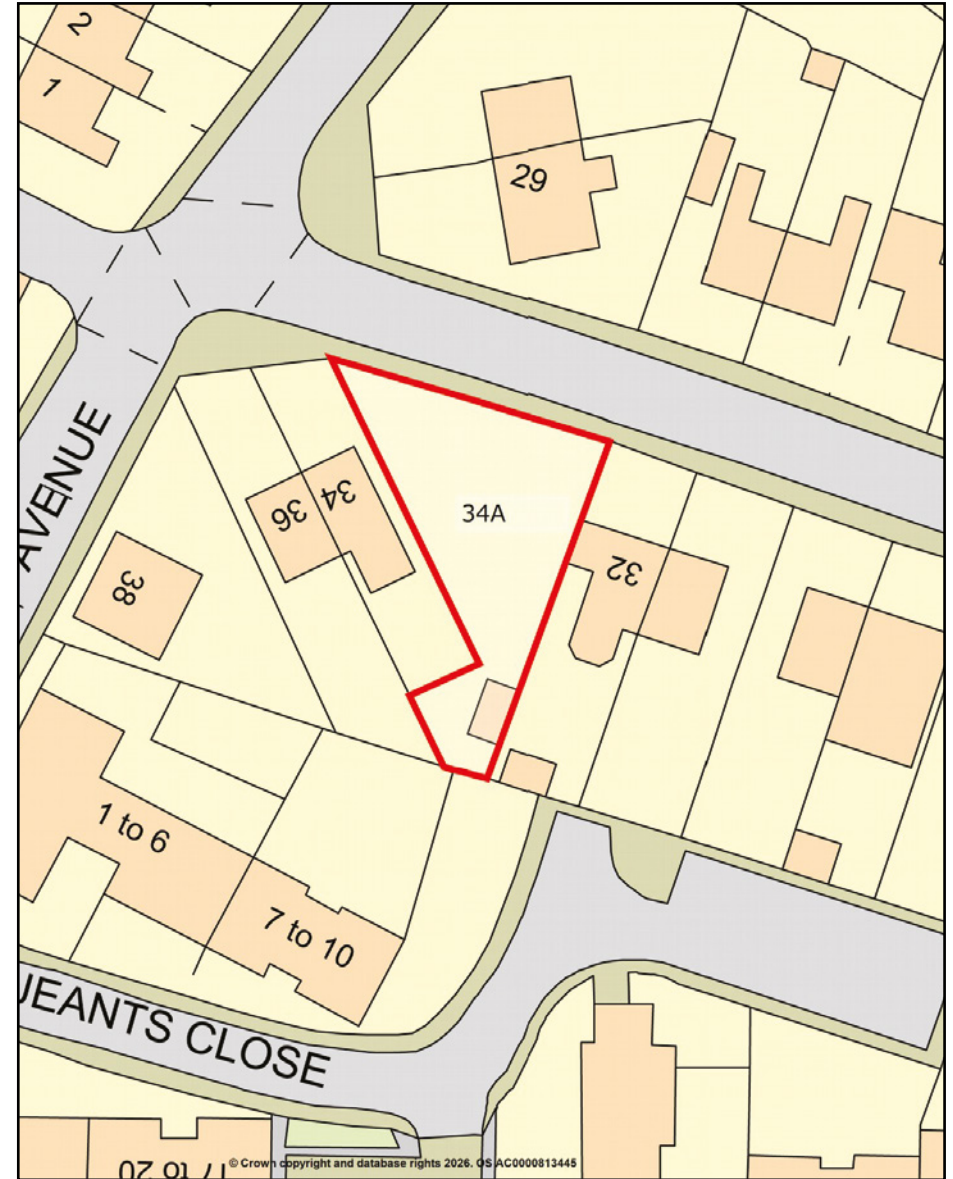


Front Elevation



Side Elevation



Building Plot, West Avenue, Ramsey, Huntingdon, PE26 1AZ

SELF-BUILD OPPORTUNITY with Outline planning permission for the erection of a single dwelling and garage
FOR SALE BY PRIVATE TREATY

Bletsoes

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LOCATION

34A West Avenue presents a unique single development opportunity in the heart of Ramsey. Located directly off West Avenue, the property is surrounded by established residential development, offering a well-integrated and sustainable setting. The site benefits from off-road parking, a garage, and a private garden.

The market town of Ramsey offers an attractive balance between rural character and modern convenience. Steeped in history, the town centre has remained largely unchanged since the early 1900s, retaining its traditional market town feel, with a range of independent shops and cafés. Local amenities include a Tesco supermarket, a GP surgery, and a dental practice.

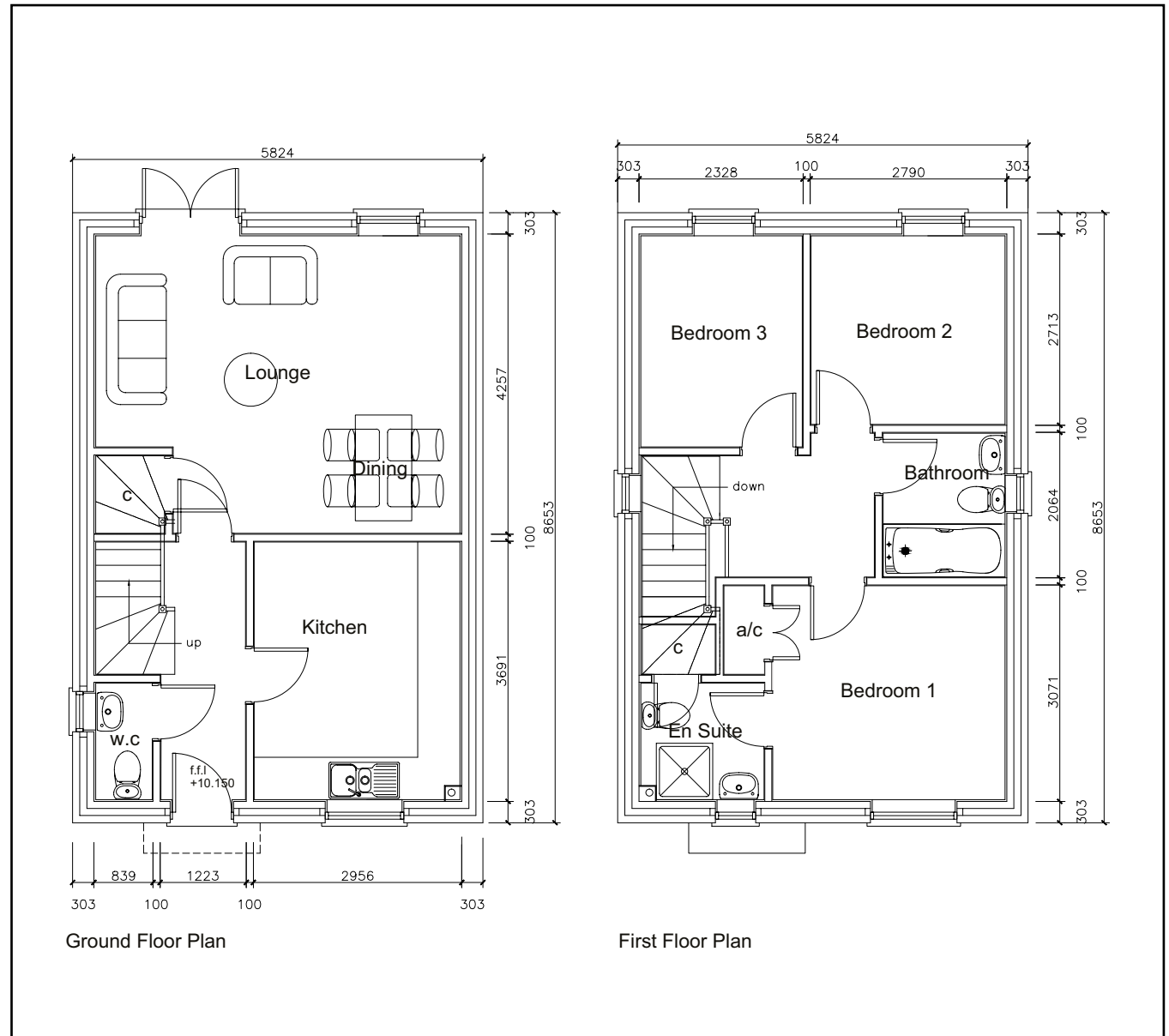
Ramsey is situated approximately 13 miles south-east of Peterborough and benefits from good transport links, with the nearby A141 providing access to the wider highway network and motorway system, including the A1(M).

Peterborough offers a comprehensive range of services and amenities, including the Peterborough One Retail Park and a variety of leisure facilities. Peterborough Railway Station provides direct mainline services to London King's Cross, with journey times from approximately 47 minutes.

PLANNING

The plot benefits from Outline Planning Permission granted by Huntingdonshire District Council (Ref: 26/00090/OUT) for the erection of a single residential dwelling. The consent allows for a well-positioned, detached two-storey dwelling comprising three bedrooms.

All matters have been approved except landscaping, which remains reserved, providing the perfect opportunity for a purchaser to add their own stamp on the landscaping design, making the property uniquely theirs.





ACCESS

The property benefits from a private driveway, directly from West Avenue.

RESTRICTION

34A West Avenue will be subject to a restriction that it can only be developed as single residential dwelling.

SERVICES

We understand that connections to existing services are held within the road. Prospective purchasers should make their own enquiries to the relevant service providers regarding connections and capacity of services.

BOUNDARIES

The purchaser will be deemed to have inspected the land and be satisfied as to the ownership of any boundary, tree, hedge or ditch.

PLANS AND AREAS

These have been prepared as carefully as possible and are based on the Ordnance Survey Map for identification purposes only. The purchaser shall have been deemed to have satisfied himself/herself as to the description of the land and any error on this statement shall not annul the sale, nor entitle either party to compensation in respect thereof.

34A West Avenue, Ramsey, Huntingdon, PE26 1AZ

Site Area 0.09 ACRES
FOR SALE BY PRIVATE TREATY

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our Sales Particulars accurate and reliable, if there is a point which is of particular importance, please do contact Bletsoes who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property. Particulars prepared in April 2026.

FURTHER INFORMATION

Further details of the approved scheme including plans and submitted reports can be obtained from the selling agents, as well as copies of the planning approval themselves.

TENURE AND METHOD OF DISPOSAL

The Freehold Interest is offered for sale with Vacant Possession to be given on completion

VIEWING

Through an appointment with the Selling Agents or at the roadside with Particulars in hand.

PARTICULARS AND PLANS

These have been prepared as carefully as possible and are based on the Ordnance Survey Map for identification purposes only. The purchaser shall have been deemed to have satisfied.



IMPORTANT NOTICE Henry H Bletsoe & Son LLP and for the vendors of this property whose Selling Agent they are, give notice that: (i) all statements contained in these particulars as to the property are made without responsibility on the part of the agents or the vendors for any error, mis-statement or omission whatsoever. (ii) none of the statements contained in these particulars are to be relied on as a statement or representation of fact or as any part of the contractual description of the property. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) the vendors do not make or give, and neither agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property. Finally: The property being open to inspection, purchaser(s) shall be deemed to have full knowledge of the state and condition thereof as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendor and the purchaser(s) upon any point not involving a question of law arising out of these particulars, stipulations or plans as to the interpretation be referred to the arbitration of the Selling Agents whose decisions shall be final and binding on all parties to the dispute and in every such arbitration the Selling Agents shall decide how the costs of such reference shall be borne. Particulars prepared and photographs taken: May 2026.

01832 732241 www.bletsoes.co.uk

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