



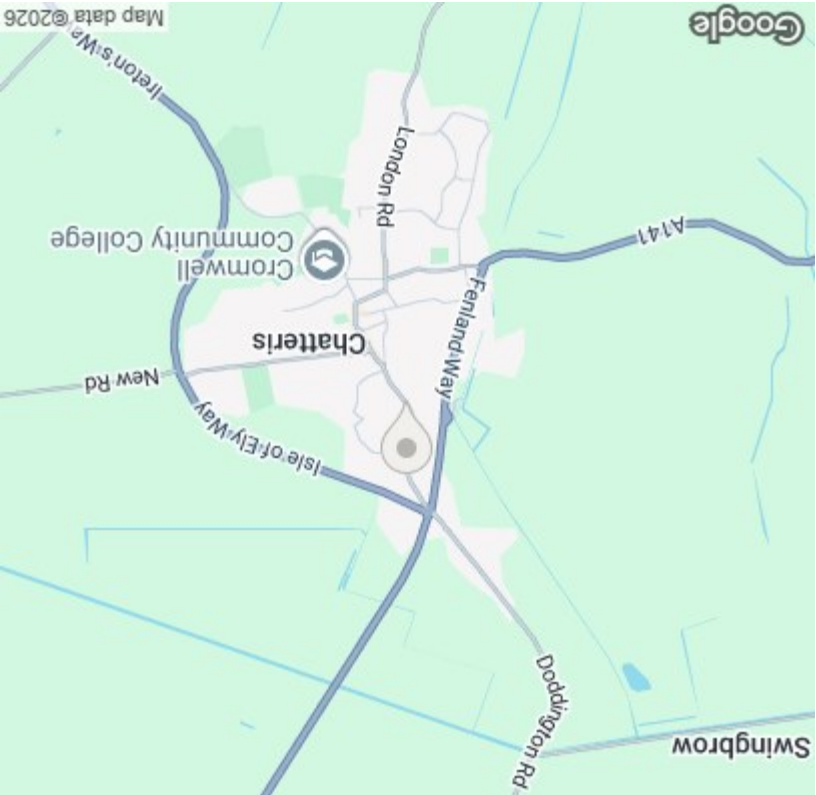
Floor Plan



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



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

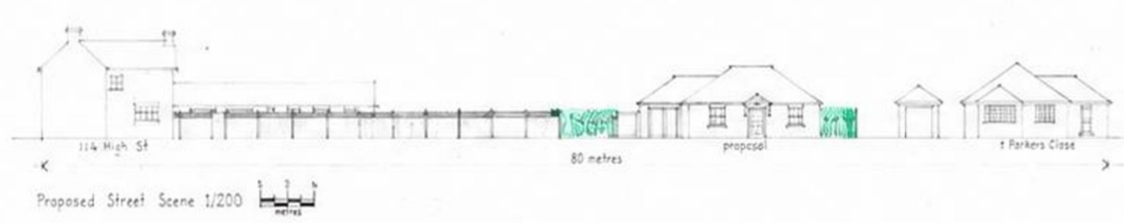
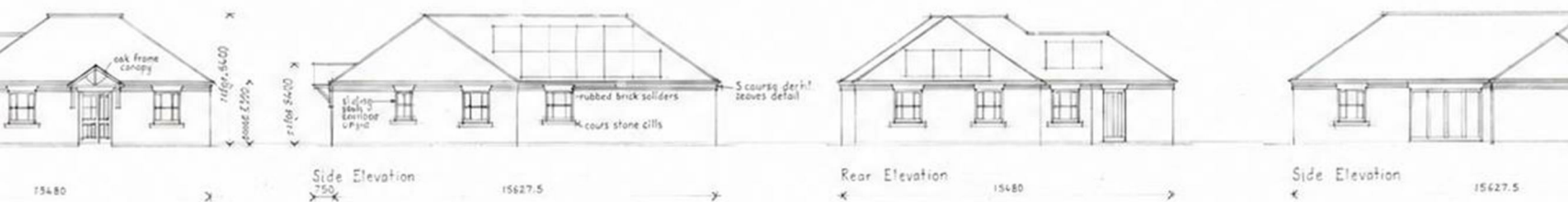
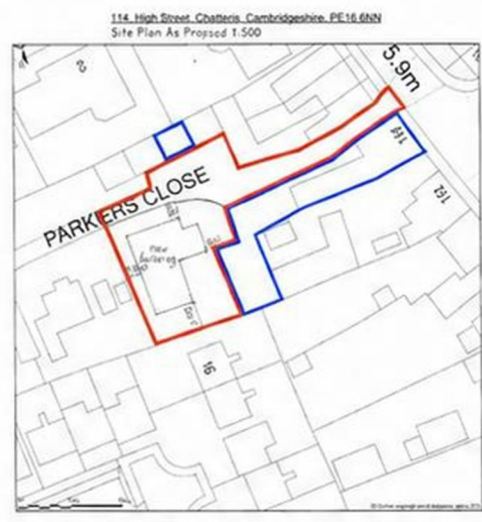
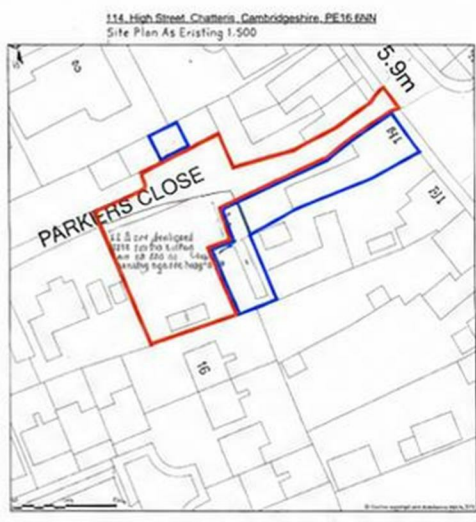
A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

# 114 High Street

Chatteris, PE16 6NN

A rare opportunity to purchase a well-located building plot with full planning permission for a spacious four-bedroom detached bungalow with garage, tucked away on a private driveway just off High Street in the sought-after market town of Chatteris. Offering an excellent blend of privacy and convenience, this plot is perfect for those looking to build a bespoke home or high-quality development in a desirable and accessible location.

Measurements:  
 Bungalow is 139m<sup>2</sup>/1496 sqft overall.  
 Garage is 16.6m<sup>2</sup>/178.6 sqft.  
 Development site not including access is 507m<sup>2</sup>/5457 sqft. Internal sizes are marked up on the approved drawings.



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An exceptional opportunity to acquire a generous building plot with full planning permission granted by Fenland District Council (Ref: F/YR25/0639/F) for the construction of a spacious four-bedroom detached bungalow with garage, ideally located on a private driveway just off High Street in the popular market town of Chatteris. This well-positioned plot offers the perfect blend of privacy and convenience, set back from the main thoroughfare yet within easy reach of local amenities, shops, schools, and transport links. The approved plans allow for a thoughtfully designed single-storey residence featuring generous open-plan living areas, four double bedrooms including an en-suite to the principal bedroom, a family bathroom, and ample storage throughout, complemented by a detached garage, private driveway parking, and a good-sized garden. The site presents an exciting opportunity for self-build enthusiasts, developers, or those wishing to create a bespoke home tailored to their exact requirements in a highly desirable location. Full details of the planning approval can be viewed via the Fenland District Council online planning portal using reference F/YR25/0639/F.

**DISCLAIMER**  
 The vendor is connected to City & County Estate Agents.