



Land north of the Conifers, Cul De Sac, Stickford, PE22 8EY



Freehold

£75,000

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## Key Features

- Building plot
- Outline planning for one dwelling
- Plot approx. 0.20 acre (STS)
- Village location with open view





A building plot with outline planning permission granted for the erection of a dwelling. The plot is approximately 0.20 acre, subject to survey, with a frontage of approximately 52 feet (16 meters). Set in a village location with an open view to the rear.

#### PLANNING PERMISSION

Outline planning permission for the erection of a dwelling as granted on 19th December 2025. Application reference number: 03271/25/OUT.

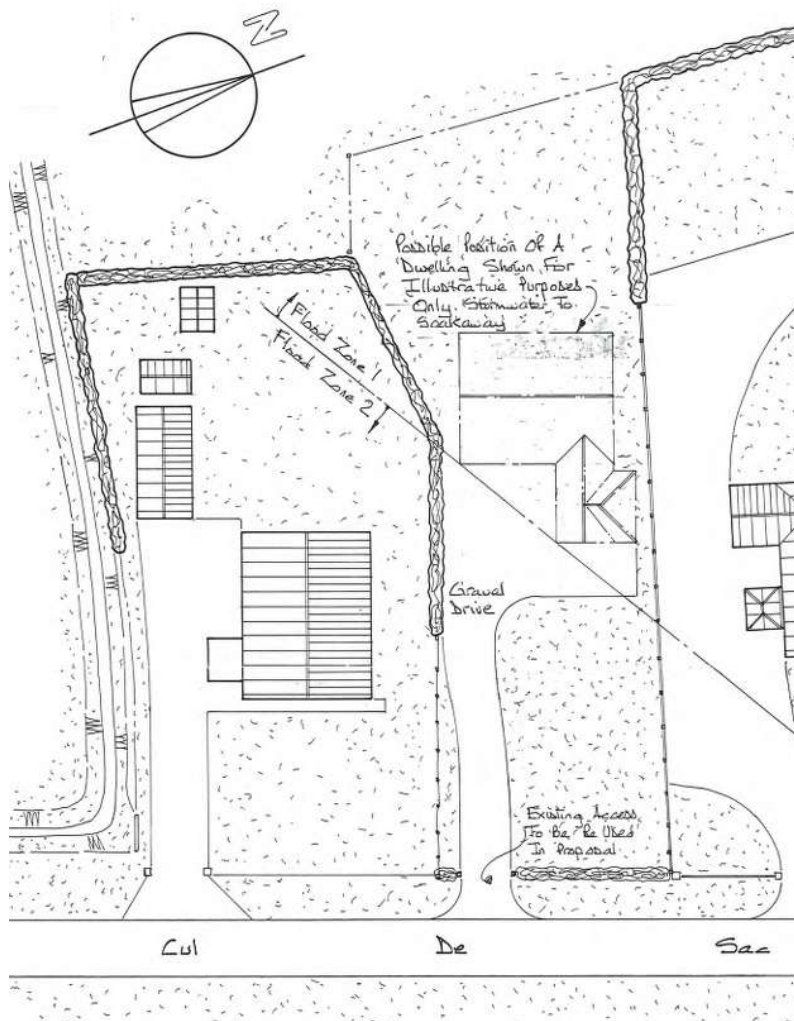
#### THE PLOT

The plot is approximately 0.20 acre, subject to survey, with a frontage of approximately 16 meters. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

#### VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.





### LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

lifetime legal

### AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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