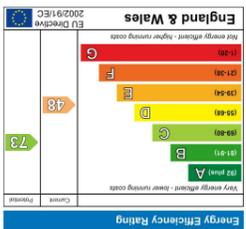
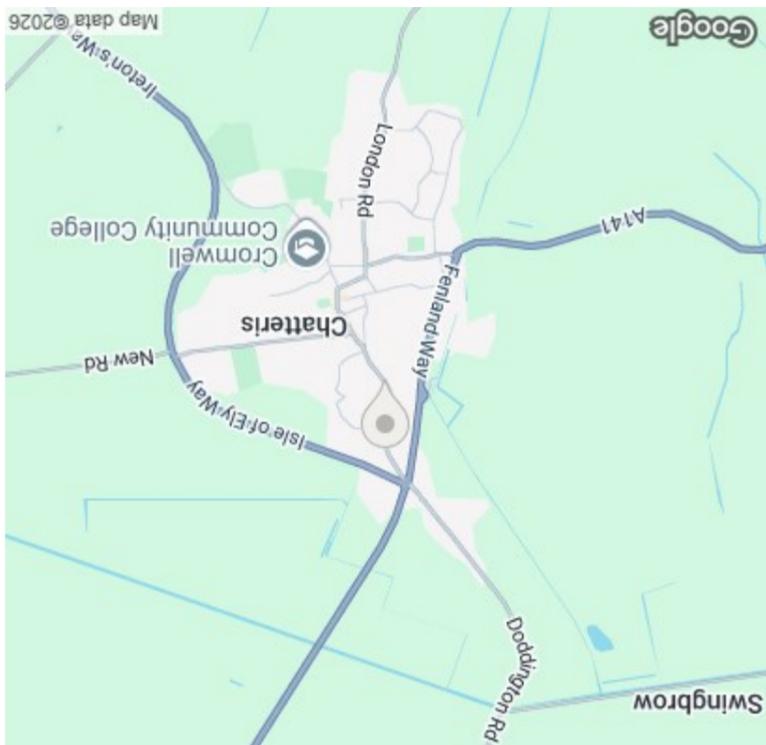


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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 guarantees. 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.

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



Area Map



Floor Plan



High Street & Building Plot

Chatteris, PE16 6NN

Guide Price £375,000 - Freehold , Tax Band - D



High Street & Building Plot

Chatteris, PE16 6NN

EXCEPTIONAL DEVELOPMENT AND INVESTMENT OPPORTUNITY IN CHATTERIS – HOUSE AND BUILDING PLOT WITH PLANNING PERMISSION

A rare and exciting opportunity to acquire a substantial detached property together with a well located building plot, both being sold as one lot via our modern auction, positioned on a private driveway just off the High Street in the sought after Fenland market town of Chatteris.

This unique package offers immediate value and potential through refurbishment of the existing dwelling, alongside the opportunity to construct a brand new four bedroom detached bungalow with garage on the adjoining plot, which benefits from full planning permission granted by Fenland District Council under reference F/YR25/0639/F.

The combination of an existing large dwelling and a ready to build development plot presents an outstanding prospect for developers, investors, or multi generational families seeking to create a bespoke living arrangement in a desirable and well connected Cambridgeshire location.



The Existing Property

The substantial detached home offers extensive and versatile accommodation throughout and is in need of a scheme of modernisation, providing significant scope to add value.

The property opens into a welcoming entrance hall leading to a formal dining room and a generous lounge with adjoining office space, ideal for home working or study. The kitchen flows into a breakfast area and utility room, with access to a series of additional reception and storage rooms that offer excellent flexibility of use. These spaces could be adapted to create a self contained annex, additional living accommodation, or potential HMO layout, subject to obtaining the necessary permissions. The ground floor also benefits from a bathroom and further storage areas which enhance the versatility of the layout. To the first floor are four well proportioned bedrooms, including a large principal bedroom, and a family bathroom, offering ample space for a growing family or reconfiguration. Externally, the property enjoys a double garage and a large rear garden, providing privacy and further potential for landscaping or extension, subject to planning.

The house is offered with no forward chain and represents an ideal refurbishment, conversion, or long term investment opportunity.

The Building Plot

Positioned alongside the existing dwelling and accessed via the same private driveway, the generous building plot extends to approximately 507m² excluding the access and benefits from full planning permission for the construction of a spacious four bedroom detached bungalow with garage. The approved design provides 139m² of internal accommodation, approximately 1496 sqft, plus a 16.6m² garage, approximately 178.6 sqft. The plans include generous open plan living areas, four double bedrooms, an en suite to the principal bedroom, a family bathroom, ample storage, private driveway parking, and a good sized garden. This plot is perfectly suited to self builders, developers, or those wishing to create a high quality bespoke home in a private yet central location close to amenities, schools, shops, and transport links.

Full details of the planning consent can be viewed on the Fenland District Council planning portal using reference F/YR25/0639/F.

Summary

Opportunities of this nature are rarely available. The ability to refurbish and add value to a substantial detached house while simultaneously constructing a brand new dwelling on the adjoining plot creates multiple exit strategies and significant development potential. Ideal for developers, investors, builders, or families looking to create a multi property living arrangement, this combined offering delivers scale, flexibility, and strong value add potential in a popular and accessible market town location.

Offered for sale via modern auction with no forward chain.

AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.