

£150,000

Building Plot 1, Stocking Drove, Chatteris,
Cambridgeshire PE16 6SG



To arrange a viewing call us now on 01354 694900

A fantastic opportunity to acquire a well-proportioned building plot, pleasantly positioned on the outskirts of town and offering an excellent setting for a new home.

The plot measures approximately 19.8m wide by 40.8m deep and benefits from full planning permission under reference F/YR26/0520/RM.

While there are currently no utilities connected to the site, the plot enjoys a more peaceful position away from the hustle and bustle of the main town, yet remains conveniently located for local amenities.

For ease of identification when viewing, the boundaries of the plot have been pegged out on site.

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Proposed Site Plan 1:1250 @ A3 paper (Illustrative Site Layout Shown)

A.C.			PHA PETER HUMPHREY ASSOCIATES ADDRESS: 2 CHAPEL ROAD, WISBECH, CAMBS, PE13 1RG. TELEPHONE: 01945 489556 E-MAIL: info@peterhumphrey.co.uk WEB: www.peterhumphrey.co.uk
REVISIONS	PLAN NO.	DATE	
JOB NO. 6652/LR06	PLAN NO. A3	DATE OCT 2023	
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT			
SITE LAND REAR OF FERRY FARM LONDON ROAD, FRONTING STOCKING DROVE CHATTERIS CAMBS PE16 6SG			
DRAWING PLOT 5			

Notes:
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All dimensions shown on this drawing are in millimetres unless stated otherwise. If the drawing is required electronically (PDF), it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be reported immediately.
The Client/Architect (Design and Management) Registered in 2011.
Peter Humphrey Associates have an agreement with the client to ensure whether the property is approved as 'Complete' or 'Proposed' design, prior to these regulations. Nevertheless, the design phase has been carried out with due consideration for the latest building regulations, including the construction of the finished project. No supplementary details or plans were considered outside of the building construction regulations that would not already have been approved by a competent contractor.

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 £66.67 plus VAT (£80 inc 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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