

# £165,000

Land at Ash Grove, Chatteris, Cambridgeshire  
PE16 6NN



**To arrange a viewing call us now on 01354 694900**

Unlock unparalleled potential with this fantastic development opportunity! Full planning permission (Reference: F/YR24/0279/F) has been granted for the demolition of the existing structure and the construction of **\*\*two desirable three-bedroom dwellings.\*\***

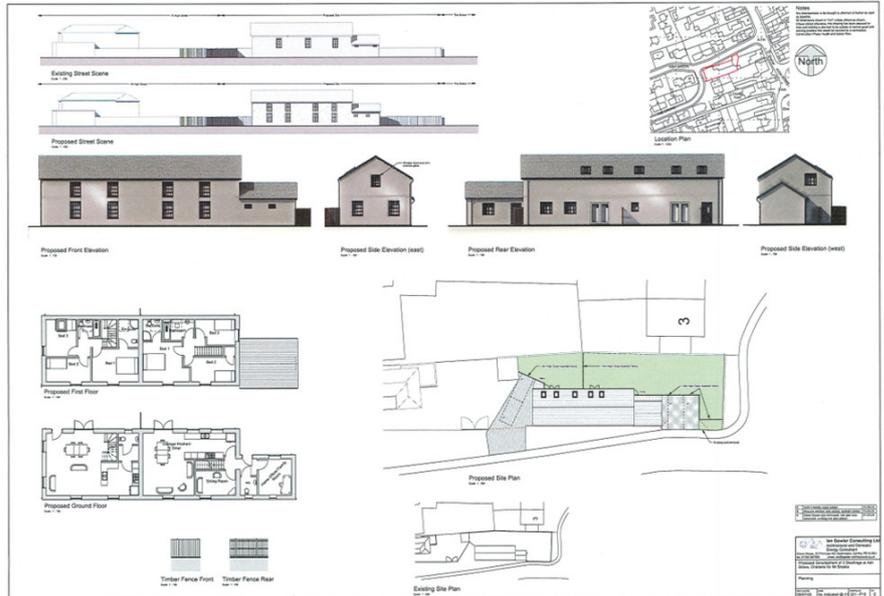
Positioned just off the vibrant High Street, this prime location boasts convenient access to a wealth of amenities and excellent local schools.

Don't miss your chance to create two stunning homes in a highly sought-after area!

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### 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 £40 + 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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