

24 HIGH STREET STAMFORD, PE9 4LX

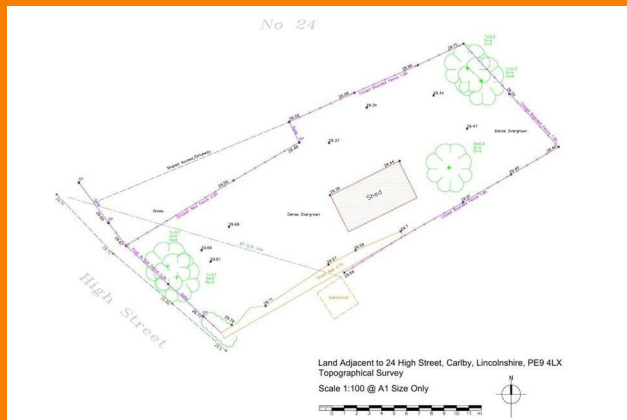
£150,000
FREEHOLD

An excellent opportunity to purchase a residential building plot in the sought-after village of Carlby with full planning permission granted for the construction of a substantial detached four-bedroom family home. The approved scheme offers modern executive-style living with private parking, shared driveway access and attractive traditional external finishes. Planning Portal Reference: PP-12690879.



24 HIGH STREET

- Residential building plot with full planning permission granted
- Permission for a detached four-bedroom dwelling
- Desirable village location in Carlby near Stamford
- Site area extending to approximately 403 sq. metres
- Shared driveway access approved
- Off-road parking for two vehicles
- Cycle storage included within approved plans
- Traditional external materials including Clipsham stone and red pantiles
- Planning Portal Reference: PP-12690879



Summary

An excellent opportunity to acquire a residential building plot with full planning permission granted for the erection of an impressive detached four-bedroom dwelling, situated within the desirable village of Carlby near Stamford.

The approved plans provide for a spacious detached family home on a site extending to approximately 403 sq. metres, designed to offer modern family living. Planning permission includes a shared driveway access, connection to mains foul drainage via No.24 High Street, off-road parking for two vehicles, cycle storage and landscaped outdoor areas including patio and pathways.

The proposed property has been designed to complement the surrounding area with attractive external materials including natural Clipsham stone, golden buff facing brickwork, traditional red pantiles and Agate Grey UPVC windows and doors.

The site is currently garden land and offers purchasers the opportunity to build a substantial executive-style home in a sought-after village setting.

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Approved plans include Drawing No. AJE24/3B and Drawing No. 4281.03C.

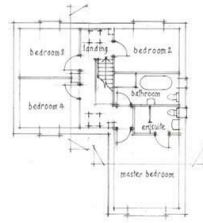
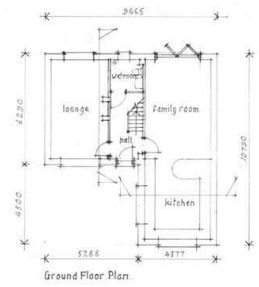
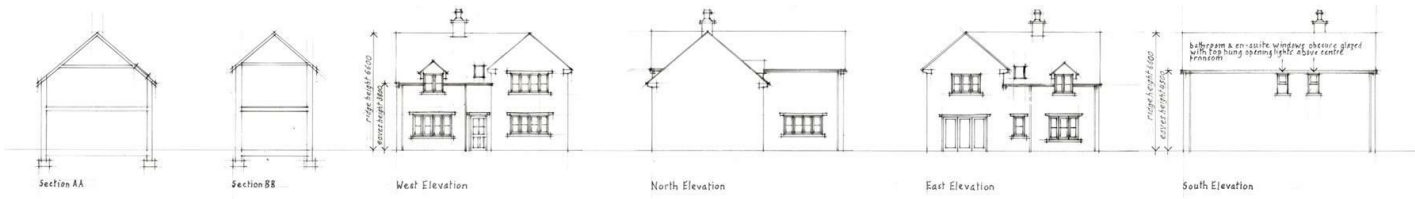
Full planning documents and approved plans are

available upon request.

Carlby is a charming village conveniently positioned for access to Stamford, Bourne and Peterborough, offering a peaceful rural setting whilst remaining well connected.

Viewing of the site is strictly by appointment through Sedge Estate Agents.

24 HIGH STREET



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client:
Ashbeach Homes Ltd
Land adj' to 24 High Street
Carlby
PE9 4LX
Proposed detached dwelling

drawing:
Planning Drawing

scale: 1:50
date: 25.05.2021
drawn by: J. P. [signature]
drawing no.: ATE 24/38





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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