



Shellers

10.4m

2

Old Houghton Road, Hartford

Carter Jonas

CHEFFINS

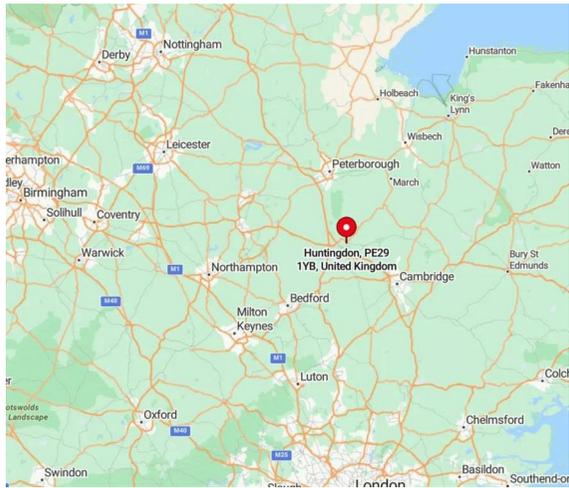
Old Houghton Road

Hartford,
PE29 1YB

A substantial bungalow set in a 1.5acre plot with two vehicle accesses. The land already benefits from implemented consent for three new dwellings and offers further potential (subject to planning approval).



£1,700,000



The Site

A detached bungalow set in a generous 1.5acre plot with full planning permission for the erection of two detached houses with garages and a 3 bedroom detached bungalow with garage. The site offers scope for further planning gain subject to planning approval.

This fantastic site is within close proximity to essential amenities such as schools, a train station, Hinchingbrooke Hospital, and the motorway.

Planning Consent

Approved by Huntingdonshire District Council the land to the North benefits from implemented consent, including CIL paid, for three additional dwellings.

Approved under two separate consents, 18/00089/FUL permits a three bedroom detached bungalow of circa 1,700sqft and 16/00597/FUL permits two detached houses with garages. Plot 1 being circa 2,200sqft and plot 2 circa 2,500sqft. All three are accessed from Main Street/ B1514.

The currently approved units have little impact on the bungalow itself which benefits from its own access from Old Houghton Road. The bungalow offers scope for enhancement or potential for further development - subject to planning approval.

New Homes

For information regarding New Homes sales values, please contact: Sam Harding on 01223 271999 / Sam.Harding@cheffins.co.uk or Jason Capel on 01223 751104 / Jason.Capel@carterjonas.co.uk

Material Information

Tenure - Freehold

Council Tax Band - G

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Gas

Broadband - Fibre to cabinet

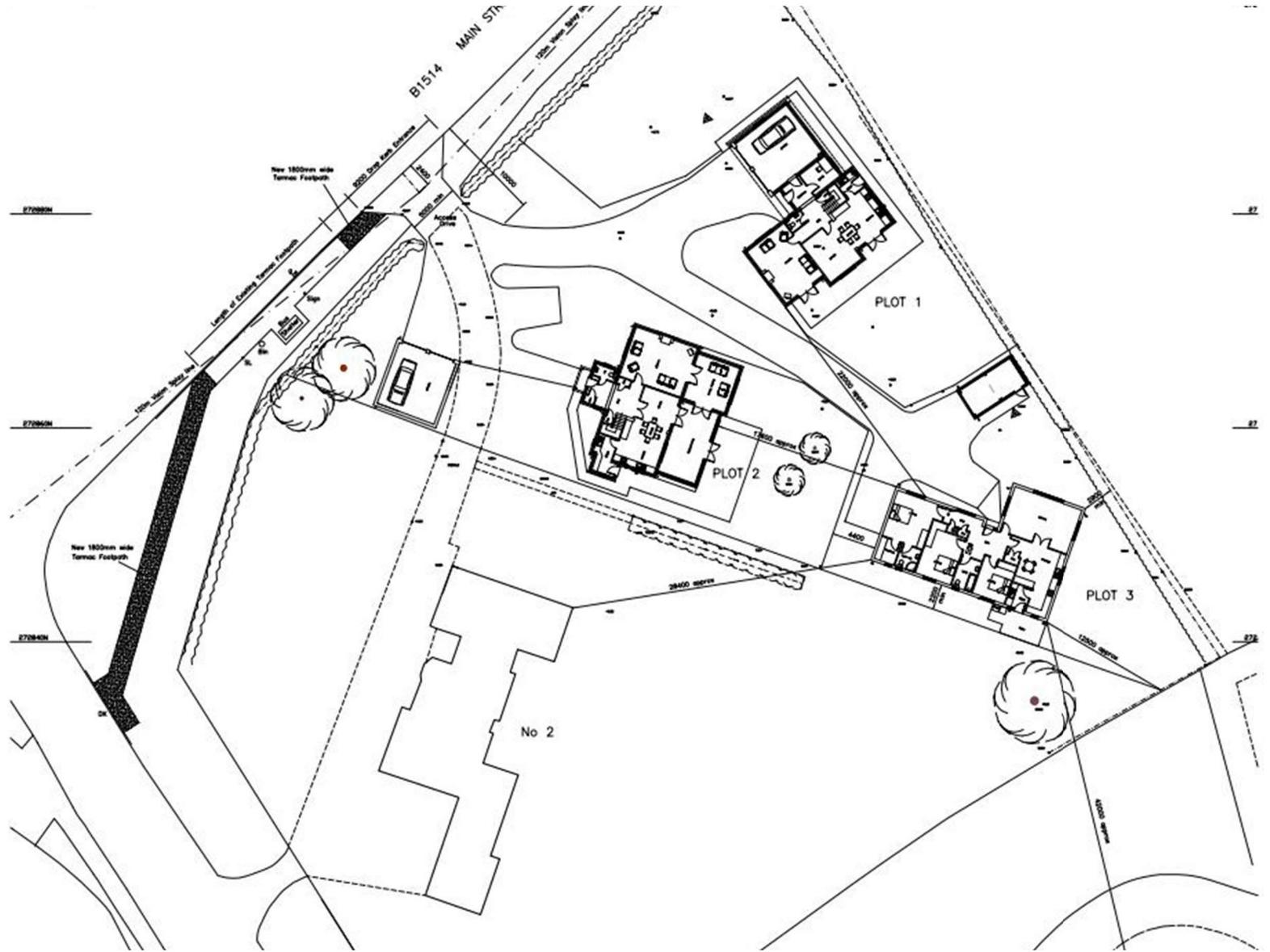
Mobile Signal/Coverage - Good

Flood Risk - Flood Zone 2

Conservation Area - Yes

Planning Permissions - 16/00597/FUL and 18/00089/FUL





CHEFFINS

Carter Jonas

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.