



Plot 2 Potton Road, Hilton, PE28 9NG

Guide price £200,000 Freehold

 GRAY
TOYNBEE

An excellent freehold building plot with planning for a 4 bedroom detached house of about 1300 sq.ft with garage, on a corner position, situated in this popular and sought-after village. Perfect for those seeking a self-build opportunity.

All buyers must familiarise themselves with the following important information and make all the necessary investigations and enquiries relating to the same, prior to making an offer.

Important information:

1. Mains services: We are advised that water, drainage, and electricity are all available in the road.
2. Planning permission under ref: 20/01069/FUL has been granted by Huntingdonshire District Council, this plot forms part of a 3-dwelling scheme and any purchaser must covenant to construct in accordance with the consented scheme. We are advised that all pre-commencement conditions will be discharged prior to the completion of the sale, at the expense of the seller.
3. Community Infrastructure Levy: We understand this to be £8,386.24, and all purchasers should satisfy themselves that this is correct and applicable to their circumstances.
4. The buyer must covenant to construct the consented scheme, however, non-material amendments and changes to the internal layout will be considered, subject to written consent. Consent will not be unreasonably withheld.
5. The buyer must covenant not to permit any temporary accommodation on the site.
6. The seller will discharge all planning conditions prior to the completion of the sale.
7. The site will be cleared, and demolition carried out, before completion and at the seller's expense.
8. The buyer will be responsible for erecting a suitable boundary fence within 4 weeks of completion.

Viewing: Please contact our Gray & Toynbee (Cambridge) Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

