An exciting self-build opportunity in the popular village of Colne, with outline planning permission granted for a detached two-storey home extending to approximately 2,113 sq ft (196.34m²), together with an integral garage measuring approximately 239 sq ft (22.24m²).

This individual plot provides an excellent opportunity for purchasers to bring their own ideas to life and create a home designed to suit their personal tastes and lifestyle. With outline planning permission in place, the plot offers the opportunity to design and construct a bespoke property to your own specification, subject to the necessary planning consents.

The landowner will provide the access from the road into the plot, making this an attractive opportunity for anyone looking to undertake their own self-build project.

Colne is a popular village conveniently located approximately 5 miles from St Ives, 12 miles from Cambridge City Centre and 12 miles from Huntingdon Railway Station.

Contact Ellis Winters today to discuss this excellent opportunity to create a new home in a Cambridgeshire village setting, with the freedom to design a property to your own specification.

AGENTS NOTE
The outline planning permission is subject to Condition 6, which requires the proposed dwelling to be delivered as a self-build or custom-build home in accordance with the Self-build and Custom Housebuilding Act 2015. Prospective purchasers should familiarise themselves with this condition and the associated planning requirements.

Further details of the outline planning permission are available on the Huntingdonshire District Council planning portal under reference 26/00139/OUT.

FURTHER INFORMATION
Tenure: Freehold
EPC Rating: N/A
Council Tax Band: N/A

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) 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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£200,000

Earith Road

Colne, , PE28 3NL

PROPERTY SUMMARY

SELF-BUILD PLOT AVAILABLE FOR SALE. An exciting self-build opportunity in the popular village of Colne, with outline planning permission granted for a detached two-storey home extending to approximately 2,113 sq ft (196.34m²), together with an integral garage measuring approximately 239 sq ft (22.24m²).

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Image provided for illustrative purposes only. Plot boundaries are indicative and not to scale.







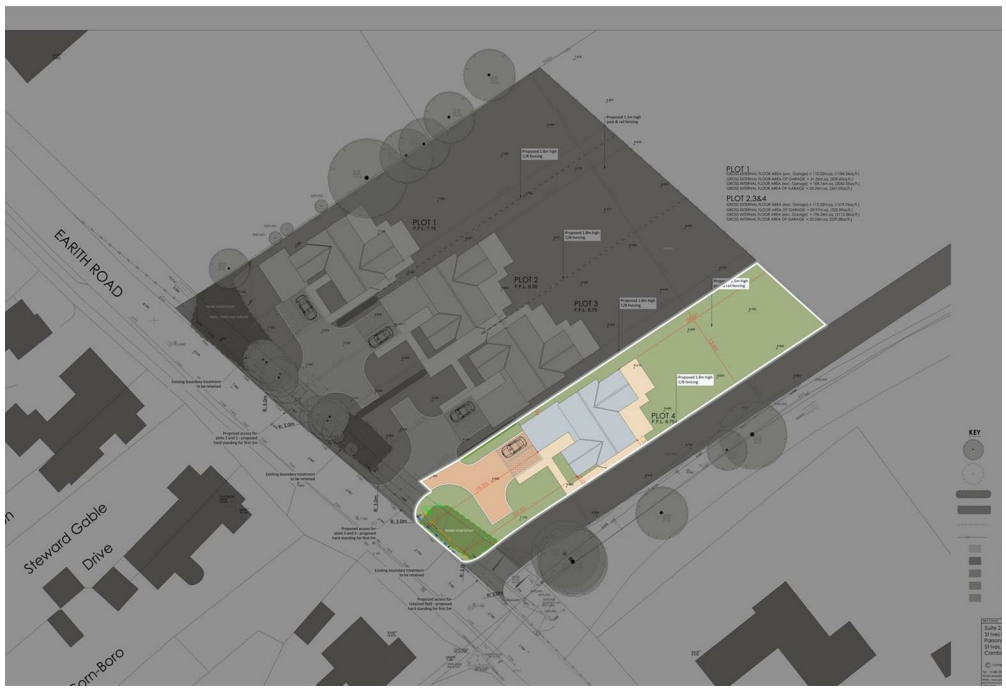




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