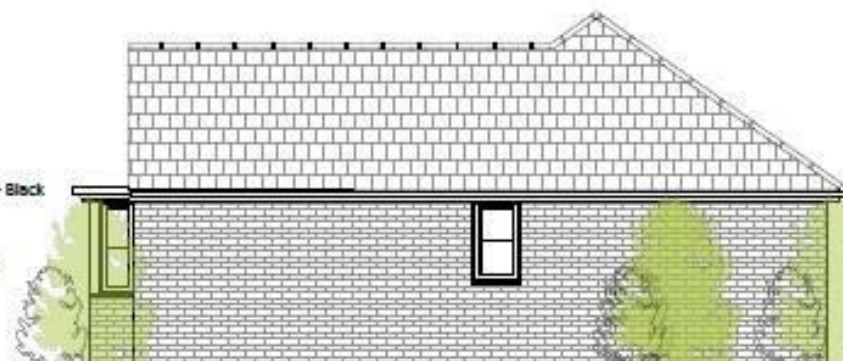




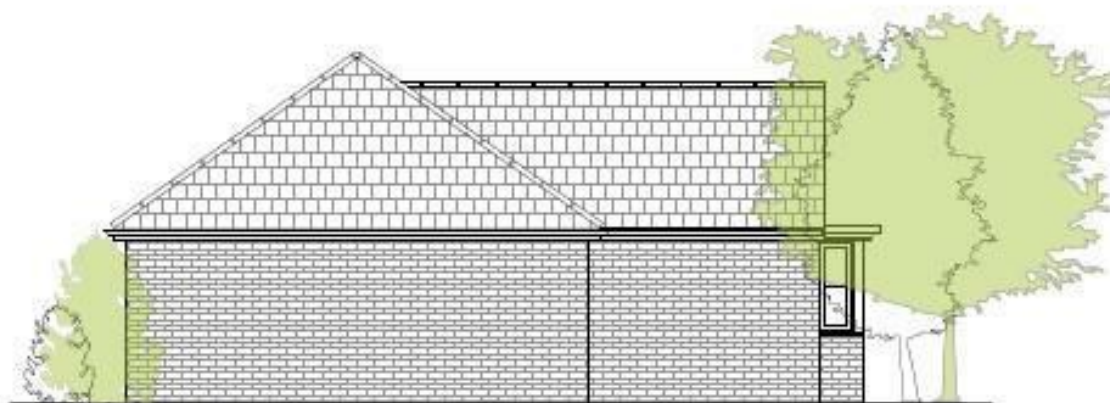
**FRONT ELEVATION**



**SIDE ELEVATION**



**REAR ELEVATION**



**SIDE ELEVATION**

A freehold building plot in a central village position, with planning permission for a detached, two-bedroom bungalow of about 695sq. ft.

The plot has full planning permission under ref: 25/01395/FUL.

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

1. Mains services: We are advised that services are available in the road. It will be the buyer's responsibility to agree any rerouting of these services and cover all connection costs.

2. Planning permission: The plot benefits from full planning permission 25/01395/FUL.; purchasers should satisfy themselves regarding planning and all pre-commencement conditions.

3. 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.

4. The buyer must covenant not to permit any temporary accommodation on the site.

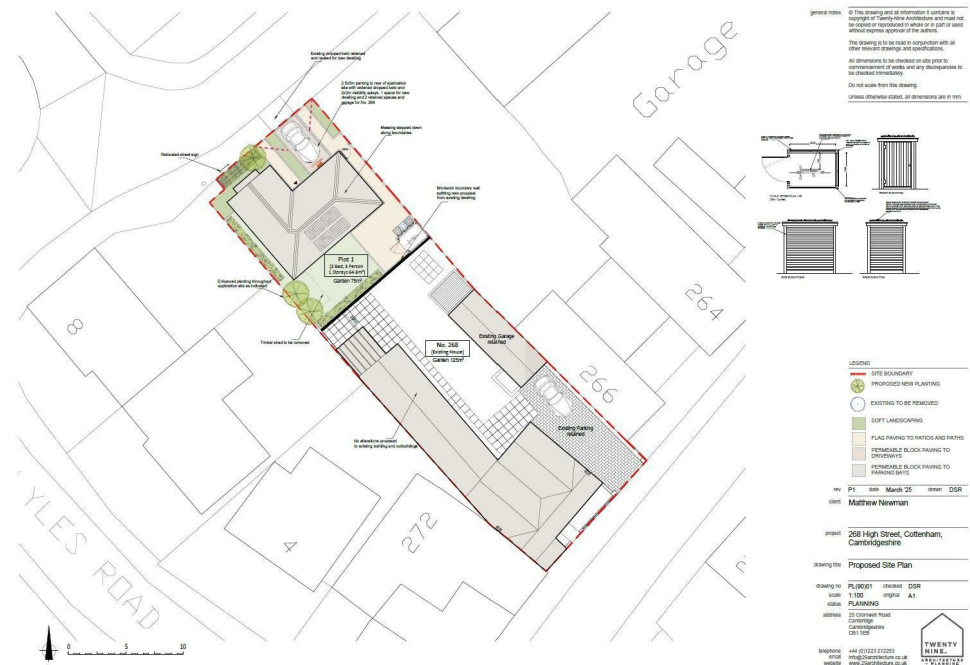
5. The purchasers are required to erect suitable site fencing within 2 weeks of completion; the buyer will also be responsible for the construction of a 1.8m brickwork wall on the south east boundary of the plot and the north west boundary of no.268. The specification shall be agreed upon between the buyer and seller.

6. It is understood that BNG can be dealt with via the purchase of off-site credits, believed to be 0.0257 units. This will be the buyer's responsibility.

What3words: ///charted.circulate.encroach



GROUND FLOOR PLAN- PLOT 1  
64.6m² (695sq.ft)  
2 Storey, 2Beds, 3 Persons



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 firms employment has the authority to make or give any representation or warranty in respect of the property.