

Full planning information can be found on the Huntingdon District Council planning portal using reference: 26/01225/PIP

faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

AGENTS NOTE

The property is owned by an employee of Ellis Winters.

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

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OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk

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GUIDE PRICE

£250,000

Brook Farm Drive

Colne, Cambs, PE28 3PD

PROPERTY SUMMARY

Ellis Winters are delighted to offer a rare opportunity to acquire an excellent sized building plot with Permission in Principle granted for a detached home, situated at the end of an exclusive development of just seven properties in the popular Cambridgeshire village of Colne.

Extending to approximately 740m², the plot offers an exciting opportunity to design and construct a bespoke home to your own requirements, subject to the necessary planning consents.

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 peaceful village setting, with the freedom to design a property to your own specification.

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