

27 Ravenshoe
Godmanchester
Huntingdon
Cambridgeshire.
PE29 2DE

165,000



- LAND FOR SALE
- PLANNING PERMISSION GRANTED
- THREE BEDROOM DETACHED PROPERTY
- FANTASTIC LOCATION
- ACCESS VIA REAR OF 27 RAVENSHOE
- APP NUMBER - 23/02059/FUL

Ref: PRB10869

Viewing Instructions: Strictly By Appointment Only

General Description

****PLANNING PERMISSION GRANTED****

Smart Move are pleased to offer for sale this plot of land in Godmanchester. Planning has been granted for a detached, three bedroom property with circa 1400sqft living accommodation and a generous 200sqm garden.

Planning Application Number 23/02059/FUL

Accommodation

Services

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.