



Land Adjacent To: 5 Mereside Drove, Ramsey Mereside, PE26 2UE.

Guide Price **£125,000**

OUTLINE PLANNING APPROVAL

TENURE: FREEHOLD

The OUTLINE Approval:

Permission has been granted for a single dwelling on this infill plot set within a stunning rural location providing picturesque views across open fields.

To the left of the plot is a haulage yard, which has approval for the development of three terraced dwellings. These additional plots are available for purchase if required. To the right is an existing residential property.

The current Site:

The site measures 451 sqm and is relatively flat with no vegetation other than a hawthorn hedge, which is to be retained. This is the last infill plot on Mereside Drive before reaching open countryside.

VAT: Seller Confirms N/A

Title: CB487666

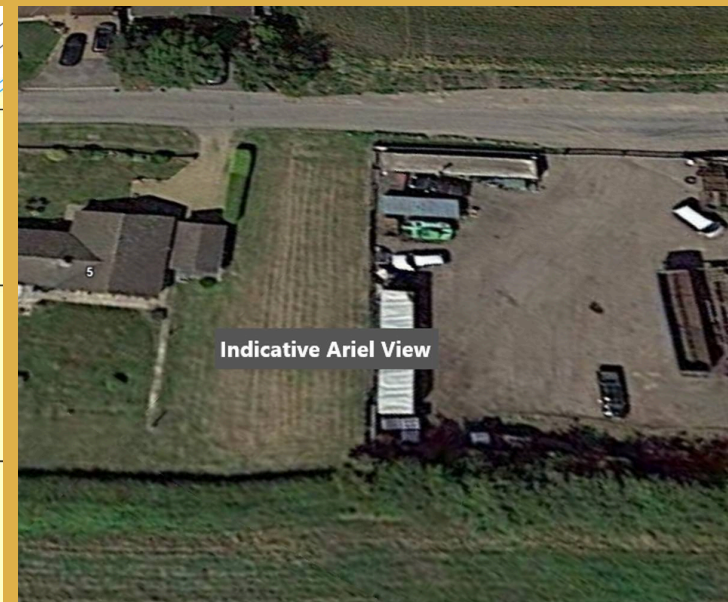
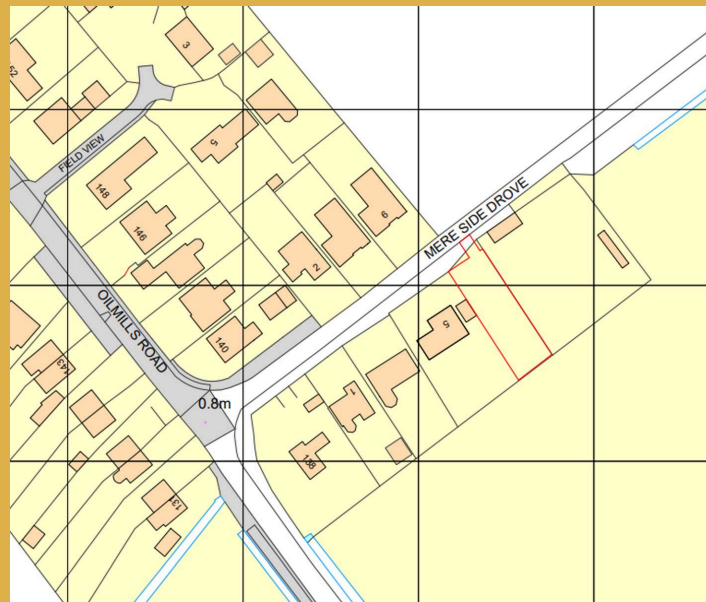
Utilities: Water and Electricity Connections

S106: £170. Document attached to email

Site Area: 451 SQM

Additional Information:

The seller informs that this will be the last plot in the village to be awarded approval for development.



Local Authority: Huntingdonshire District Council

Planning Reference: 24/00896/OUT

Link To Planning Documents:

<https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?keyVal=SDMQ86IKMV800&activeTab=summary>

GDV: Detached Dwelling 3 bedrooms** circa £450,000

(Outline so no definitive SQM)

The Information provided by Allen Heritage Limited has been given in good faith however all parties must undertake their own due diligence to satisfy themselves before placing a formal offer.

Viewings: Open Site can easily be viewed at the roadside.

Location:

Ramsey Mereside is located approximately three miles from Ramsey which is a major town. This is a rural village with a takeaway, village hall, and a motorbike parts shop.

Local Attractions:

Fenland Light Railway: A 7¼" gauge miniature railway located within the village.

Ramsey Heights Nature Reserve: A small reserve featuring ponds formed from abandoned clay pits, rich in aquatic plants and insect life. Managed by the Wildlife Trust.

Ramsey Rural Museum: Situated in 17th-century farm buildings, this museum is dedicated to the history of rural Fenland life, showcasing artifacts and exhibits that reflect the local heritage.

Rail:

The nearest train station is Whittlesea Station, approximately 4.4 miles away. Other nearby stations include Peterborough March, Huntingdon and Manea.

Bus:

Route 31: Operated by Stagecoach East, this route connects Peterborough and Ramsey. Key stops include Whittlesey Bus Interchange, Kings Delph, and Ramsey.

Route RH5: Part of the Rural Hopper services provided by Ramsey Community Bus, RH5 operates every Friday. It starts at Upwood, passes through Ramsey's villages—including Ramsey Mereside—and proceeds to the Ramsey shopping centre and Tesco store.

Road:

B1096 → Links Ramsey Mereside to Ramsey and the surrounding villages.

A141 → The nearest major road, connecting to Huntingdon and March.

A1(M) & A47 → For access to Peterborough and further afield.

Documents Available Upon Request:

OUTLINE Approval & Conditions

S106 Document

Local Comparables

Planning Statement

For Further details contact the land team at Allen Heritage