



West Parade, Peterborough
offers over £400,000 **Freehold**

QUENTIN
MARKS



Key Features



- Planning For Extension
- Footings and Slab Already Laid
- Large Plot
- Close To City Centre
- No Chain

A Substantial Development Opportunity with Full Planning Consent

This is an excellent and increasingly rare development opportunity, ideally suited to a family seeking to create a substantial long term home, or equally to those looking for the potential of generational living accommodation.

The original property currently provides 2/3 bedrooms, with full planning consent having been granted for a substantial extension in accordance with the approved plans. The proposed scheme significantly increases the accommodation available and includes the conversion of the existing garage to living accommodation, together with the construction of a new garage within the grounds.



The current owner has decided not to proceed with completion of the extension and is therefore offering the property for sale with the preliminary works already undertaken. The foundations have been laid, together with the beam and blockwork floor slab, and we understand these works have been signed off by the local planning authority. The purchaser and their professional advisers should, however, make their own enquiries and obtain satisfactory confirmation from the relevant authorities and their solicitor regarding the planning consent, building works and approvals prior to committing to an exchange of contracts.

The property occupies an impressive plot extending to approximately one third of an acre, providing excellent scope for the proposed development and the creation of a substantial family home. The location also benefits from convenient access to Peterborough City Centre, together with its extensive range of shopping, leisure, educational and transport facilities.

The opportunity to acquire a property of this nature, with planning consent already in place and significant preliminary works completed, is unusual. It offers a purchaser the chance to take over an established project and complete the scheme to their own requirements, potentially creating a spacious and highly versatile home suitable for modern family or multi-generational living.

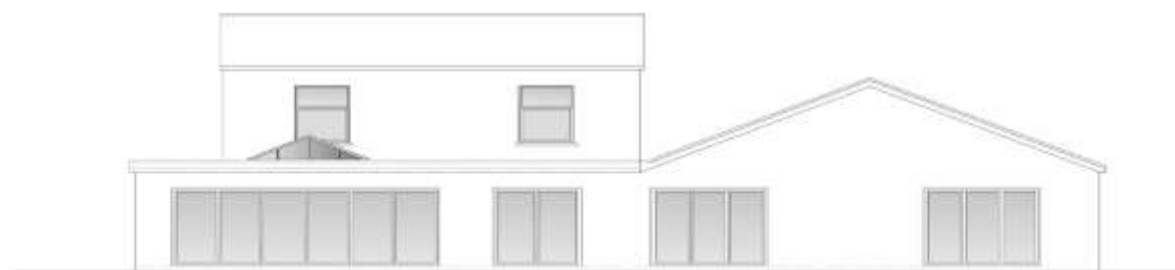


PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION

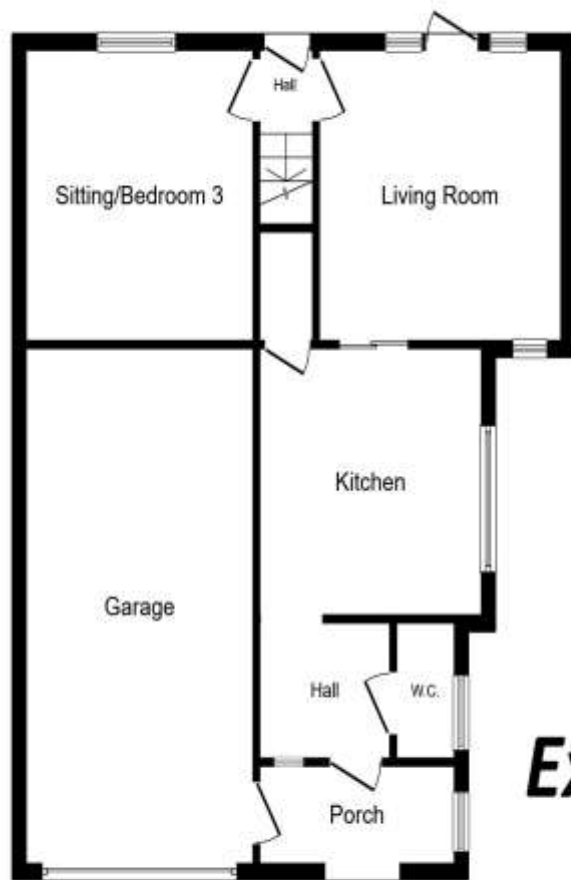
Rev A: Door (S) - The roof over the ground floor entrance has been changed



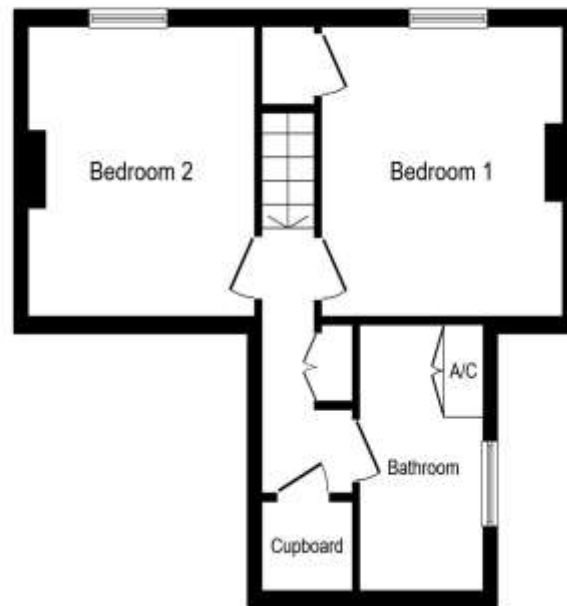
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



Ground Floor



First Floor

Existing Layout

The property is offered for sale with no onward chain.

Current Measurements

Lounge: 3.65 x 3.65m

Sitting Room/Bedroom 3: 3.65 x 3.43m

Kitchen: 3.35 x 3.35m

Bedroom 1: 3.65 x 3.65m

Bedroom 2: 3.65 x 3.43m

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Quentin Marks on:
01778 391600

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INFORMATION



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SQB100763 - 0004

