



**UNIQUE DEVELOPMENT SITE,
OLD WESTON,
HUNTINGDONSHIRE
CAMBS PE28 5LP**

An exceptionally rare opportunity to acquire a site of some 3 Acres to the very outskirts of an attractive village with consent for two truly individual dwellings

- Location:** The site is situated to the very outskirts of the village of Old Weston, to the west side of Brington Road, overlooking a paddock to the front and backing onto open countryside. The village is quietly situated, yet is easily accessible to the A14 and A1, with intercity connections at Peterborough, Huntingdon and Wellingborough which offer 50 minute access to either Kings Cross or St Pancras. Cambridge is less than an hour by road.
- The Site:** The site has a frontage to Brington Road of 68m (75 yards) or thereabouts and an area of some 3 Acres or thereabouts.
- Planning:** Planning consent has been granted for two dwellings, as shown by the red rectangular outlines, Huntingdon District Council ref: 17/00221/PMBPA & 17/02588/PMBPA, dated March 2017 & 2018 respectively.
- Tenure:** The property is Freehold and vacant possession will be given on completion.
- VAT:** The property is not currently subject to VAT.
- Services:** Mains water and electricity services are available.