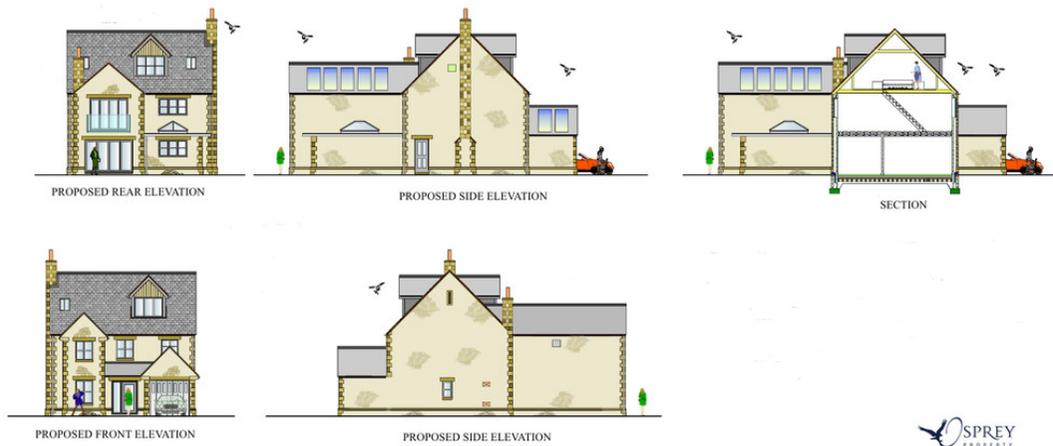




Heath Road, Helpston
Offers Over £399,950

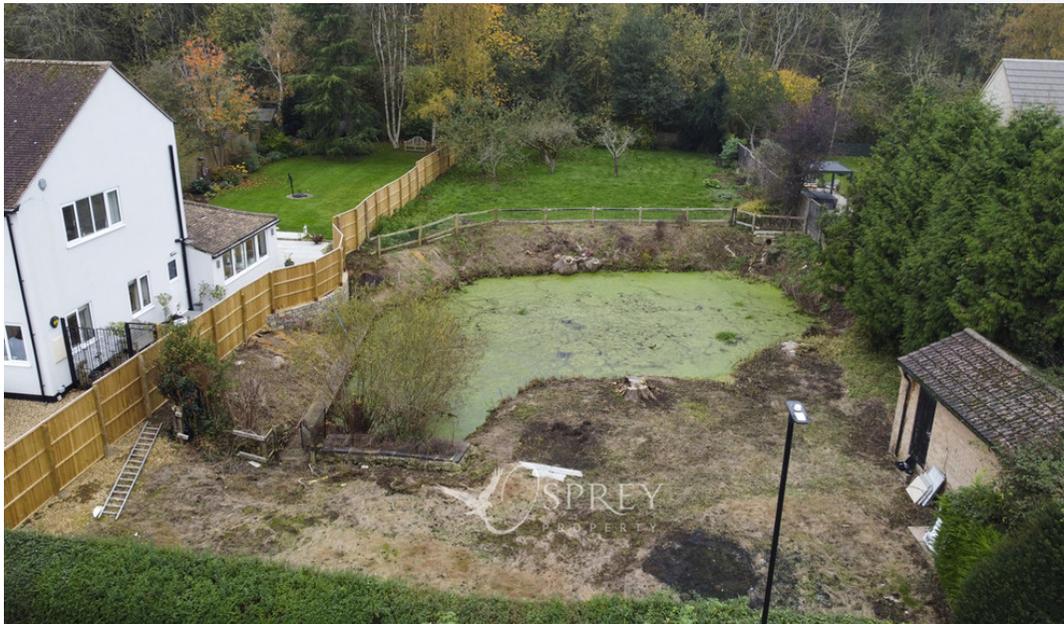


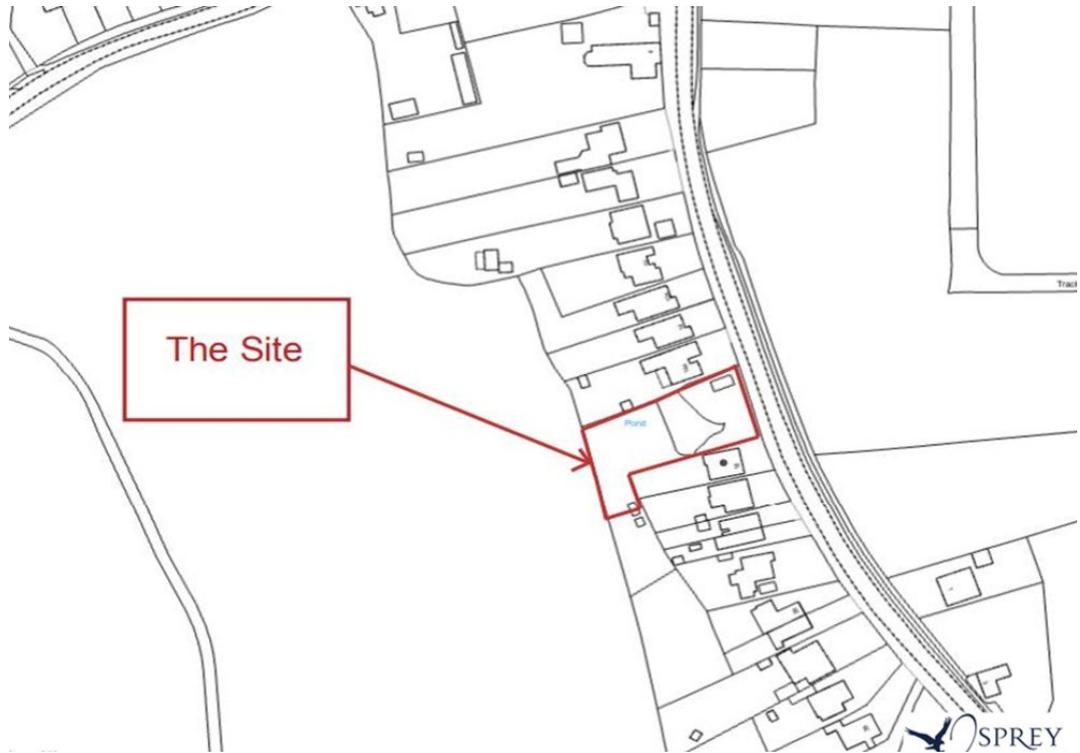
A rare opportunity to purchase, a plot of land which extends to approximately 0.33 acre (STM). Full planning permission attaches for two luxuries substantial 5 bedroomed detached family homes with ecotone zones to the rear, in the sought-after village of Helpston. The plans incorporate large south westerly facing gardens to the rear and driveways to the front aspect. The rear gardens having the benefit of woodland views and the front aspect benefiting from open countryside views. Full planning was granted by Peterborough City Council on 15 December 2023 for the luxury development with hard and soft landscaping under the planning reference 23/00488/ful. Full details are available to download from Peterborough City Council planning portal.

The plans detail the two luxury homes accommodation, set over three floors. They each comprise reception hall with cloakroom, larder, plant store, living room, open plan kitchen/dining/family room with a lantern roof above the kitchen area. The first floor contains the main & guest suites, each with ensuite shower room, a third bedroom and family bathroom. To the top floor there are two further bedrooms. All bedrooms being double sized. The properties also benefit from garaging and solar panels.

PLANNING: Peterborough City Council Planning Portal reference 23/00488/ful

AGENTS NOTE Viewings strictly by appointment only.



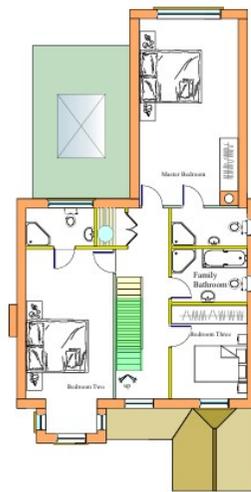


Heath Road, Helpston

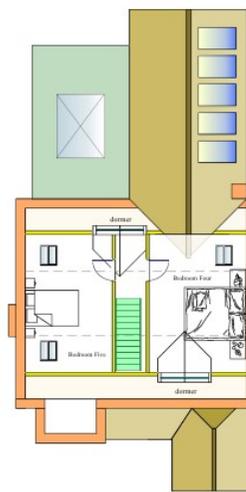
Helpston is a popular village situated approximately 6 miles north of Peterborough and 8 miles east of Stamford and some 4 miles south of Market Deeping. Local facilities include shop/post office, primary school, public house and church. The village comprises of a mixture of houses and cottages, many of which are listed for architectural and historical reasons. Peterborough to the south is the main regional centre and offers a wide range of recreational, educational and shopping facilities together with a high-speed rail link to London King's Cross with a publicised journey time of approximately 50 minutes.



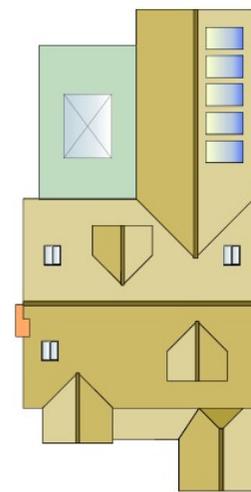
PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT



PROPOSED SECOND FLOOR LAYOUT



PROPOSED ROOF LAYOUT



Osprey Oakham
4 Burley Road
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Rutland LE15 6DH
01572 756675
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Market Place
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oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements

