



Land - Development Site

BUILDING PLOT, STRATTON HEIGHTS, STRATTON, GL7 2RW

Auction Guide

£13,500

FEATURES

- Sought-after Stratton location
- Quiet residential area
- Opportunity for investment
- 0.10 Acres - 405m²
- Close to local amenities
- Easy access to transport
- Desirable neighbourhood
- Immediate 'exchange of contracts' available



CANNON ESTATES
SALES & LETTINGS

0 Bedroom Land - Development Site located in Stratton

Nestled in the desirable area of Stratton Heights, this exceptional potential plot presents a rare opportunity for those looking in a sort after area. Spanning an impressive 405m², this land offers the potential for a bespoke residence tailored to your specifications, set against the backdrop of a sought-after location.

Stratton Heights is known for its charming surroundings and community spirit, making it an ideal place for families and individuals alike. The area boasts excellent local amenities, including post office, schools, and recreational facilities, all within easy reach. Furthermore, the picturesque landscapes and green spaces nearby provide a tranquil escape from the hustle and bustle of everyday life.

This potentially is not just a piece of land; it is a canvas awaiting your vision. With the right planning and creativity, you can transform this space into a stunning property that reflects your personal style and meets your needs. The potential for development in such a prime location makes this an enticing prospect for both seasoned developers and first-time buyers looking to embark on a new journey.

Do not miss the chance to secure this remarkable plot in Stratton Heights, where the possibilities are endless, and the future is bright.



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Council Tax Band

Exempt

| Energy Efficiency Rating | | |
|--|---------|--|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | | EU Directive 2002/91/EC  |

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 are advised to recheck the measurements.

