



**PRIORY FARM, CONGER LANE, HOLYWELL, PE27**  
GUIDE PRICE: £625,000

**Carter Jonas**

# CONGER LANE, HOLYWELL

Situated in the picturesque village of Holywell, Cambridgeshire, this exceptional plot of land stretching some 2.5 acres, offers a unique opportunity to build your dream home. Planning Permission has been granted for a stunning circa 2734sqft (254sq m) detached house and double garage. This plot is perfect for those looking to create a bespoke residence in a tranquil and sought-after location, with stunning views of the countryside.

## Planning Permission

Full details can be found on Huntingdon District Council under Ref: 25/00667FUL. Valid until June 2028. There is also a separate application currently at Appeal – Reference 24/00594/FUL for a six bedroom detached house, circa 3,283sq ft (305sq m).

## Services

Services are believed to be available; however, purchasers are responsible for undertaking their own due diligence.

## Method of Sale

The Property is for sale via Private Treaty.

## Viewings

Strictly by appointment only with agents. To book your appointment, please contact us on 01223 403330.

## Location

Holywell is a quiet sought after village that includes a popular riverside public house, Holywell lies 13 miles west of Cambridge and is easily accessible for commuters, it is a short drive to Huntingdon station with its mainline service to St Pancras in under an hour for commuters.

The nearby village of Needingworth is less than a mile away and offers a wealth of local amenities including a village convenience store and the Holywell primary school.

Holywell is well located with the town of St Ives just 3 miles away and the larger town of Huntingdon is approx. 8 miles away. The city of Cambridge is approx. 17 miles away. London is easily accessible by train in under an hour from Huntingdon train station and Holywell is well connected by road links such as the A14 and M11.

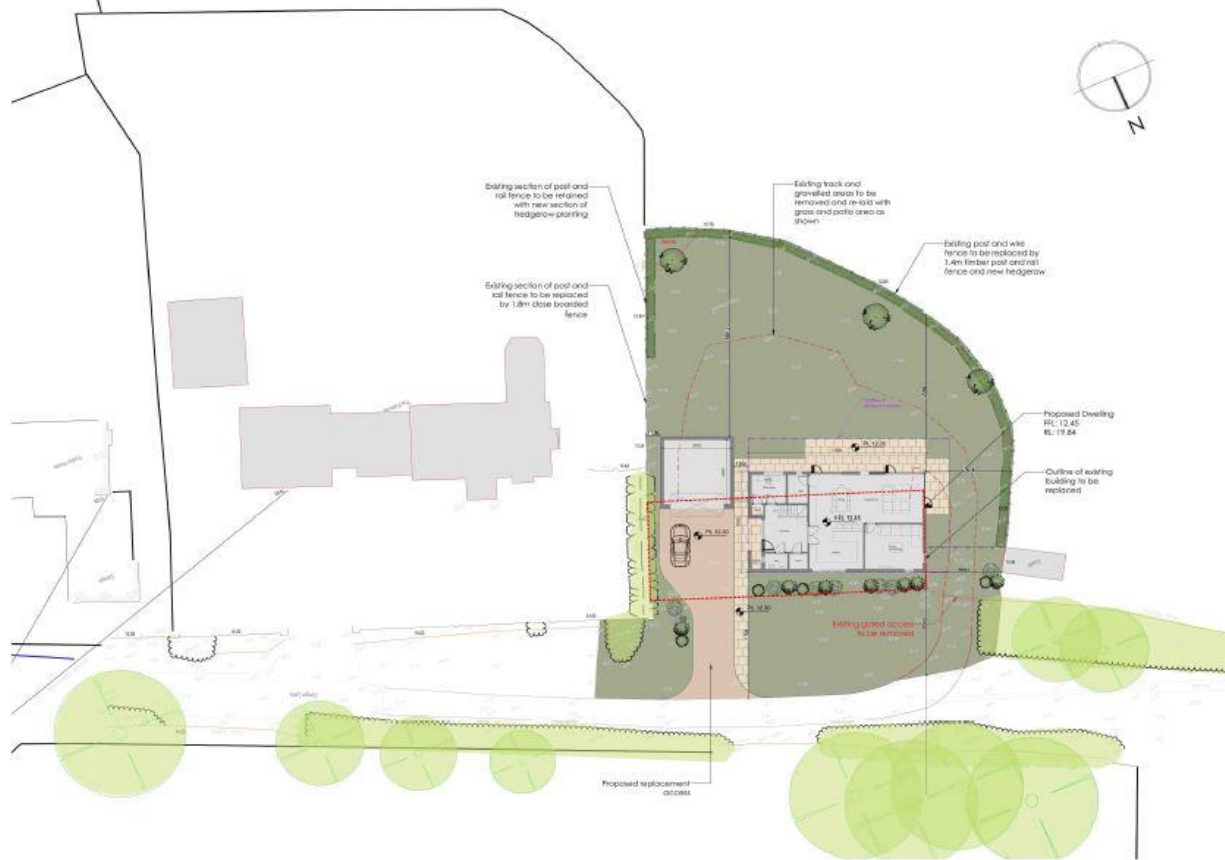
## A RARE OPPORTUNITY TO ACQUIRE A SELF-BUILD PLOT WITH PLANNING PERMISSION FOR A 5 BEDROOM DETACHED PROPERTY IN AN ENVIABLE POSITION ON THE EDGE OF THIS HIGHLY REGARDED VILLAGE.



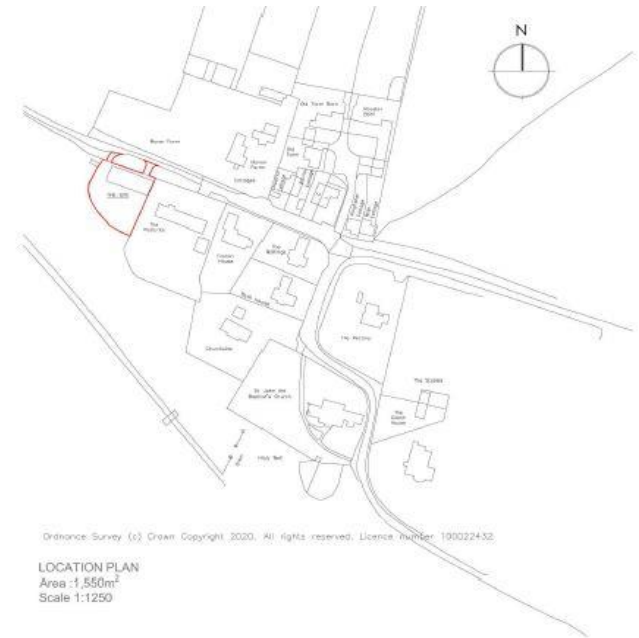




PROPOSED STREET SCENE  
Scale 1:200



PROPOSED BLOCK PLAN  
Scale 1:200



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