



MAXEY GROUNDS

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01354 602030

Development

£550,000



Ref: 24005E

Development Site, Stocking Drove, Chatteris, Cambridgeshire PE16 6SH

A Residential Development Site with Outline Planning consent for five dwellings pleasantly located on the outskirts of the Fenland Market Town of Chatteris and extending to approximately 0.40 Hectare (1.0 Acre). The site benefits from field views and is offered For Sale as a Whole.





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LOCATION The site is pleasantly located towards the northern end of Stocking Drove, approximately 1 mile from the centre of Chatteris.

Chatteris lies approximately 7 miles south of March, 12 miles west of Ely, 24 miles north of Cambridge and 18 miles southeast of Peterborough. The town is well served by transport links, sitting at the junction of the A141 and A142.

March and Ely both benefit from a train station providing regular access links into Stansted airport, London, Cambridge and Peterborough. Chatteris Town has an array of amenities including primary and secondary schools, doctor's surgery, leisure centre, two supermarkets and welcoming pubs and restaurants to suit the whole family.

PLANNING Outline Planning Consent was granted by Fenland District Council under Reference F/YR23/0077/O on 7th July 2023. This consent provides for the erection of six dwellings. The site being offered For Sale is the majority part of that site, the Seller is retaining the northern most plot.

A copy of the consent is available for at our offices or on the planning section of the Council's website.

MEASUREMENTS The site extends to 0.40 Hectare (1.0 Acre) Subject to Measured Survey and has a total frontage to Stocking Drove of 99.2m (STMS) and a maximum depth of 43.0m (STMS). Each plot has a width of 19.8m (STMS). These measurements are approximate, and the site is sold as marked on site.

SERVICES Mains electricity and water are understood to be available for connection in the vicinity. The Buyer will be responsible for the costs associated with establishing connections to the site and interested parties are advised to make their own enquiries of the relevant utility companies.

ACCESS The Outline Planning Consent envisaged each plot having a separate access from Stocking Drove.

FENCING The Buyer will be responsible for fencing the boundaries.

METHOD OF SALE The site is offered For Sale as a Whole Freehold, with Vacant Possession upon completion of the purchase.

VIEWINGS The site can be viewed from Stocking Drove. If you require access onto the site, please contact the March Professional office on 01354 602030. Further details available from Alan Faulkner afaulkner@maxeygrounds.co.uk

DIRECTIONS From the centre of Chatteris proceed south on London Road (B1050). After approximately 1 mile turn left onto Stocking Drove just before Fuller Gray Carpet Tiles. The site can be found on the right hand side after approximately 120 metres.

What3Words: ///removes.officials.crackling

PARTICULARS PREPARED 30th January 2024



MAXEY GROUNDS



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