



MAXEY GROUNDS

development@maxeygrounds.co.uk

01354 602030

Development Sales

£120,000



Ref: 25071E

**Building Plot North of 344 March Road,
Turves, Whittlesey, Peterborough,
Cambridgeshire PE7 2DN**

A pleasantly situated Building Plot in the rural village of Turves with the benefit of an implemented Full Planning Consent for a pair of 3 bedroom houses. The plot is offered For Sale by Private Treaty with vacant possession upon completion.





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LOCATION

The site is pleasantly situated in the rural Fenland village of Turves. Turves is a village within the civil parish of Whittlesey and lies east of Whittlesey, south of the A605 and the Twenty Foot River and on the Ely to Peterborough railway line between Whittlesey and March, with a level crossing in the village. Early records indicate inhabitants of the village by the 1670s and according to Whittlesey Town Council The Three Horse Shoes public house dates back to at least 1822 and gives its name to the nearby Three Horse Shoes signal box. The Hereward Way long-distance footpath from Peterborough to Ely passes through Turves along March Road, Burnthouse Road and Quaker's Drove.

Turves lies approximately 3.5 miles east of Whittlesey, 5.0 miles west of March and 9.0 miles east of Peterborough.

PLANNING

Full Planning Consent for the erection of a pair of 2-storey 3 bedroom semi-detached houses was granted by Fenland District Council on 31st January 2020 under Reference F/YR19/0895/F. This consent has been implemented by the installation of piles. A further application for the discharge of condition relating to materials was approved by Fenland District Council on 4th January 2023 under Reference F/YR22/3145/COND. Copies of these consents are available for inspection at our offices or on the planning section of the Council's website.

PARTICULARS PREPARED

29th April 2025

SERVICES

Mains electricity and water are understood to be available in the vicinity.

Interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies.

ACCESS

Access to the plot will be from March Road.

FENCING

The purchaser will be responsible for fencing the boundaries.

POSSESSION

Vacant possession upon completion of the purchase.

VIEWINGS

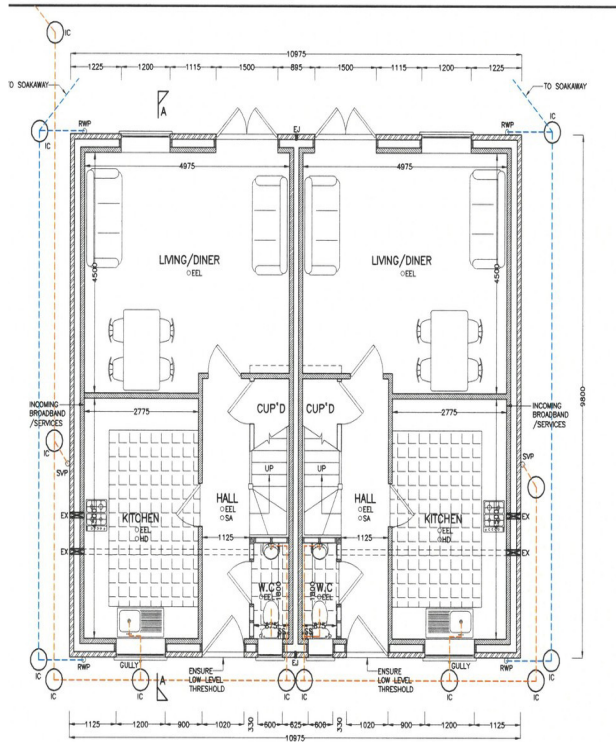
Strictly by appointment via the Wisbech Professional Office on 01354 602030. Further details available from Alan Faulkner or development@maxeygrounds.co.uk

DIRECTIONS

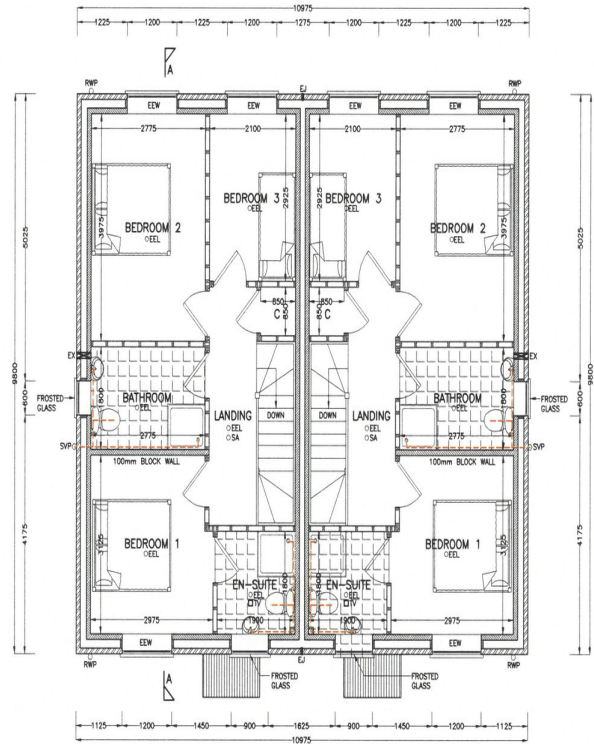
From the centre of March, follow Wisbech Road (B1099) out of town, continuing straight over at the mini roundabout to stay on Wisbech Road. At the Peas Hill roundabout, take the second exit onto Whittlesey Road. Follow the road for approximately 4.3 miles until you reach Turves. The property can be found at the junction of March Road and Burnt House Road. What3Words: ///matter.grant.caressing



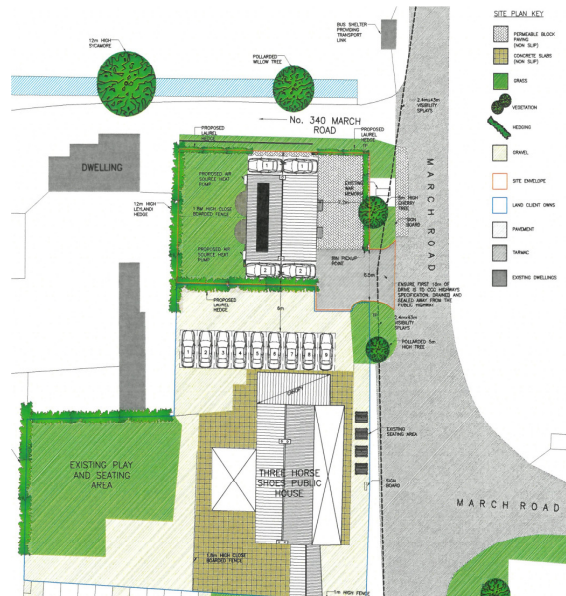
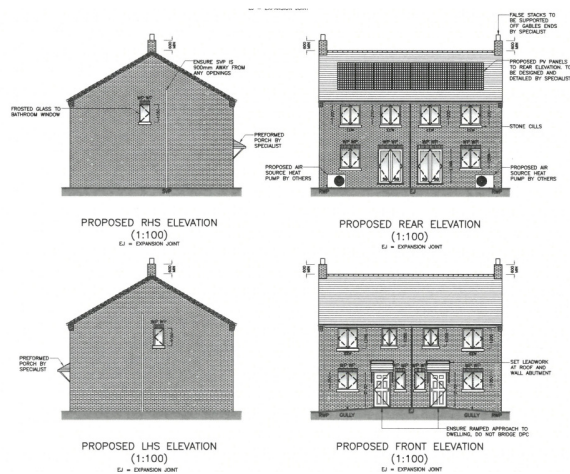
MAXEY GROUNDS



PROPOSED GROUND FLOOR PLAN
(1:50)
EJ = EXPANSION JOINT



PROPOSED FIRST FLOOR PLAN
(1:50)
EJ = EXPANSION JOINT





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- RENT REVIEWS AND LEASE RENEWALS
- PLANNING ADVICE, APPLICATIONS AND APPEALS
- RATING AND TAXATION VALUATIONS
- COMPENSATION CLAIMS
- EXPERT WITNESS REPORTS
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ASK FOR DETAILS OF HOW WE CAN HELP YOU

Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.

Offices at March and Wisbech

www.maxeygrounds.co.uk