



Pius Drove, Upwell, WISBECH, PE14 9AL

welcome to

Land Adj. Brimbles Pius Drove, Upwell WISBECH

A fantastic opportunity to purchase a potential building plot, located within the popular semi-rural village of Upwell. Measuring approximately 50ft x 100ft (STMS), this site offers an exciting opportunity for those seeking a self-build development in a desirable Norfolk village.



Description

A fantastic opportunity to purchase a potential building plot, located within the popular semi-rural village of Upwell. Measuring approximately 50ft x 100ft (STMS), this site offers an exciting opportunity for those seeking a self-build development in a desirable Norfolk village.

Upwell is a charming & well-served village, offering a peaceful countryside setting combined with excellent local amenities including a shop, primary school, pub & scenic river walks along the Well Creek. The neighbouring village of Outwell provides further facilities, while the larger towns of Downham Market & Wisbech are just a short drive away, providing various supermarkets & leisure options. Downham Market offers excellent transport links, with a mainline train station with direct links to Cambridge & London Kings Cross.

A wonderful chance to create your dream home in a sought-after village location — early enquiries are highly encouraged!



check out more properties at williamhbrown.co.uk



welcome to

Pius Drove, Upwell, WISBECH

- Potential building plot
- Excellent self-build opportunity
- Positioned within the picturesque village of Upwell.
- Measuring 50' x 100' (STMS)
- No onward chain

Tenure: Freehold EPC Rating: Exempt

£20,000

check out more properties at williamhbrown.co.uk



Property Ref:
DHM112684 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,
PE38 9DE



williamhbrown.co.uk