



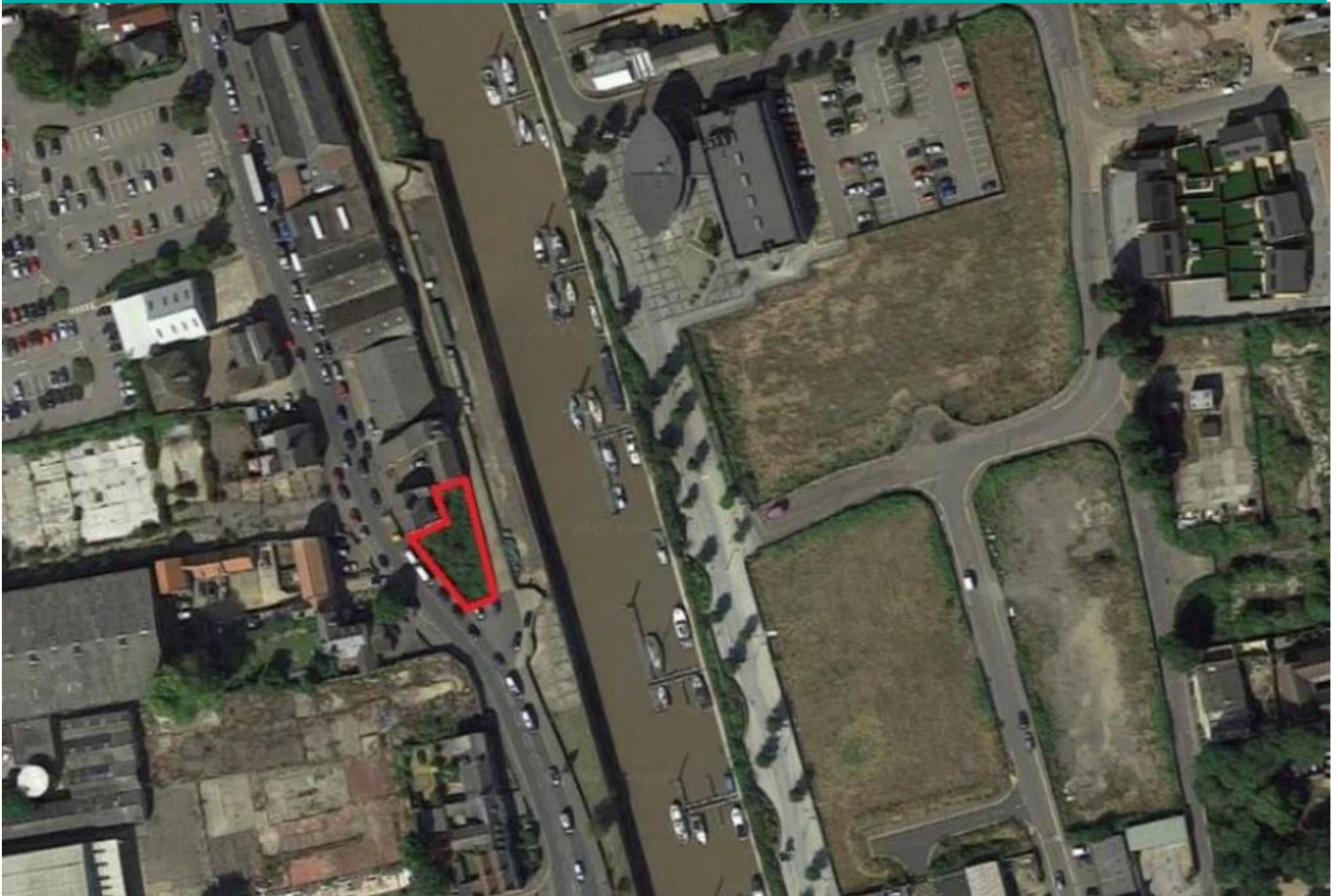
# MAXEY GROUNDS

development@maxeygrounds.co.uk

01945 428830

Development

## £200,000



Ref: 21152

### **Development Site at North End, Wisbech, Cambridgeshire PE13 1PE**

- Riverside Location close to the Town Centre
- Planning Consent for 2 Town Houses and 9 Flats
- No Affordable Housing Requirements
- Full Plans Available





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**LOCATION** The site is situated in a central location adjoining the River Nene. Wisbech is a market town and the self styled "Capital of the Fens" with a population of around 22,000 and good retail and employment facilities. Wisbech is situated on the A47 trunk road between Peterborough (20 miles) and King's Lynn (13 miles) Royal Sandringham and the North Norfolk coast is within 25-30 miles. Rail services are available from March, King's Lynn and Peterborough to Cambridge and London. The fast service from Peterborough to London is under an hour.

**DISCRIPTION** A Town Centre Development Site with implemented planning consent (F/YR07/0228/F) for two town houses and nine flats with no affordable housing requirement.

**PLANNING** The lawful use certificate F/YR10/0449/CERTLU was obtained confirming implementation of the consent by demolition of the previous building.

The scheme approved under reference F/YR07/0228/F provides for 2 x 2 bedroom town houses, 5 x 1 bedroom, 3 x 2 bedroom and 1 x 3 bedroom flats over 3 floors above ground floor parking.

A copy of these consents and associated documents are available for inspection at our March Office or on the Fenland District Council website (online planning section).

**SERVICES** All mains services are understood to be available. Prospective purchasers should make their own enquiries with the relevant authorities.

**ACCESS** Vehicle access is via West Parade and pedestrian access is directly off North End.

**POSSESSION** The site is for sale Freehold with vacant possession.

**METHOD OF SALE** The property is offered for sale by Private Treaty at an Asking Price of £200,000.

**VIEWING** Strictly by appointment with the Agent Maxey Grounds & Co NB This is a site with part of the demolished former buildings remaining; people viewing do so at their own risk and should exercise caution. For further information contact John Maxey or Juliet Stephens.

**DIRECTIONS** From our Wisbech office cross the old Town Bridge and proceed into the Old Market. At the T junction bear right and at the roundabout bear left onto the A1101 towards Sleaford and Long Sutton. After a short distance where the road bends to the left away from the River Nene, the property can be found on the right hand side.

**PARTICULARS PREPARED** 6<sup>th</sup> September 2021.



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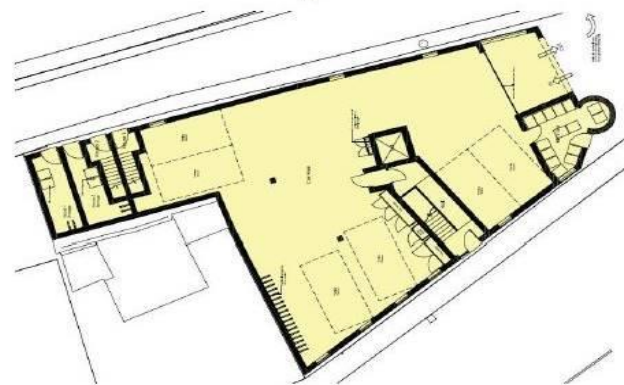
Third Floor



Second Floor



First Floor



Ground Floor

Not to Scale – For Identification Purposes only



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- **SALES, LETTINGS AND PURCHASES**
- **VALUATIONS FOR ALL PURPOSES**
- **LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES**
- **RENT REVIEWS AND LEASE RENEWALS**
- **PLANNING ADVICE, APPLICATIONS AND APPEALS**
- **RATING AND TAXATION VALUATIONS**
- **COMPENSATION CLAIMS**
- **EXPERT WITNESS REPORTS**
- **AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES**
- **LICENSED PROPERTY AND PUBLIC HOUSE TRANSFER VALUATIONS**

**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.