



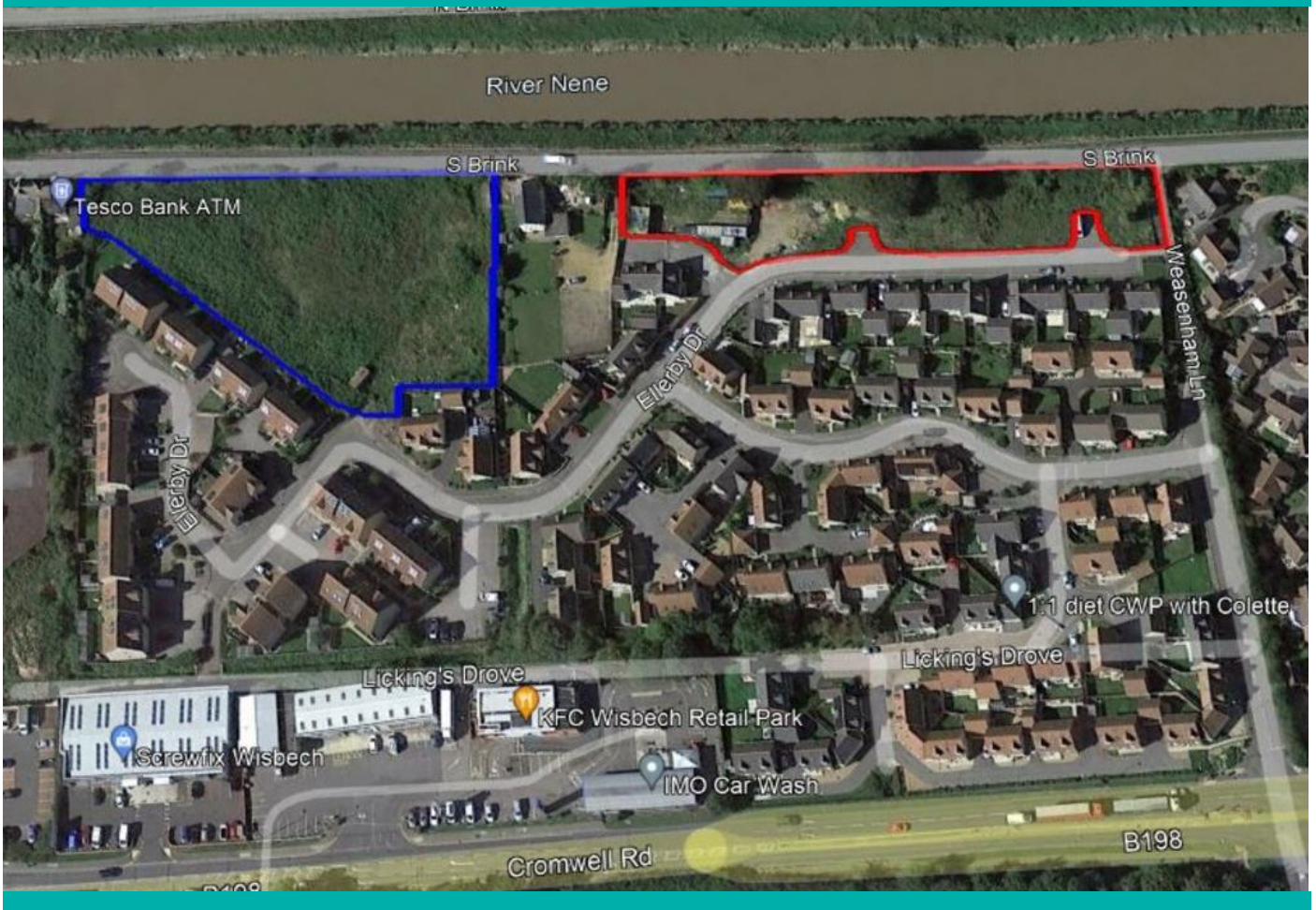
MAXEY
GROUNDS

development@maxeygrounds.co.uk

01945 428830

Development

Guide Price £900,000



Ref: 22133

Development site at Cromwell Road, Wisbech, Cambridgeshire PE14 0SN

- Residential Development site suitable for up to 26 dwellings
- Well located close to local amenities in Wisbech
- Various previous granted planning consents for houses or flats
- Additional area currently identified as open space
- Total land area extending to 0.8 ha (1.99 acres)



MAXEY GROUNDS

development@maxeygrounds.co.uk

01945 428830

Development

LOCATION

The development site is located on the outskirts of the Georgian market town of Wisbech. Locally known as the Capital of the Fens, Wisbech has a population of around 22,000 and is a market town of great character and historical importance.

Wisbech lies approximately 23 miles from Peterborough, 39 miles from Cambridge and 55 miles from Norwich. The A47 Trunk Road between Norwich and Leicester passes around the southern and eastern side of Wisbech.

SITE DESCRIPTION

The site, outline in red on the attached plan, is on the northern boundary of a recent residential development. Access to the site will be via the estate roadways through the new development; Weasenham Lane, Abraham Drive and Ellerby Drive, which will be completed including final surfacing by the vendors. The current development site extends to 0.27ha (0.67 acre) with wide frontage to an estate road.

In addition to the development site included in the sale is an area of open space also abutting the northern boundary of the new development, shown outlined in blue on the attached plan. This land extends to 0.53ha (1.32 acres).

PLANNING

Planning Consent has been approved by Fenland District Council for various schemes on the whole of the development site. Planning consent has been implemented on the site as a whole.

The land outlined in red has had two proposed layouts previously granted. Under planning reference F/YR10/0074/RM consent was granted for 26 flats. Under planning reference F/YR08/0259/RM consent was granted for 22 houses. Both consents involved other areas that have been developed and thus are implemented. Copies of these consents and associated documents are available for inspection on the Fenland District Council website (online planning section).

The land outlined in blue is currently identified as public open space in the current planning consent. This land is included in the sale and there is no current requirement to transfer this area to a specified party. It is considered there may be scope to utilise this land to amend the layout (subject to planning).

SERVICES

It is understood that mains electricity, gas, water and drainage are available for connection. Prospective purchasers should make their own enquiries of the various utilities.



MAXEY GROUNDS

TENURE

The property is offered for sale Freehold with Vacant Possession upon completion.

METHOD OF SALE

The property is offered by Private Treaty.

VIEWING

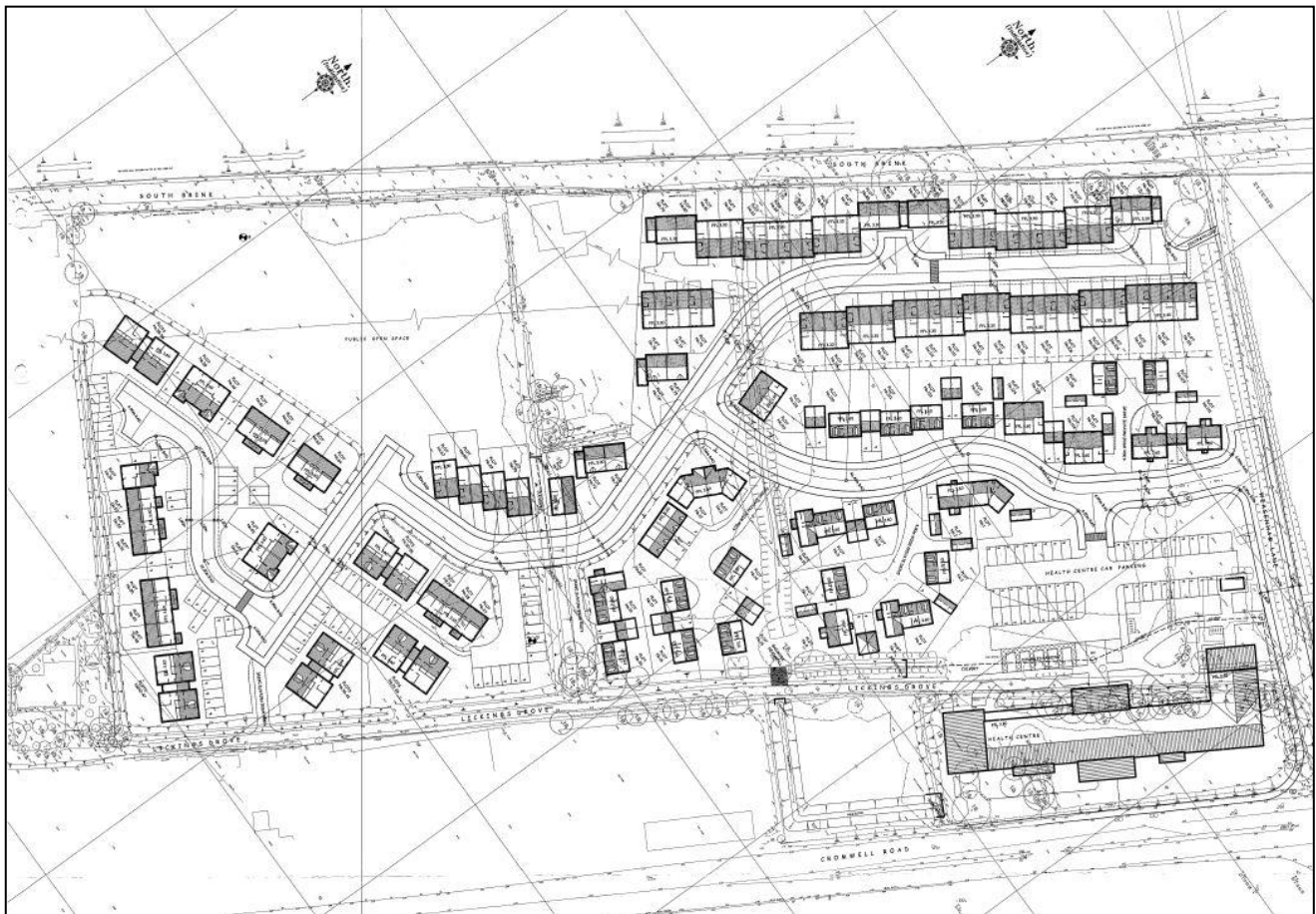
The property may be viewed at any reasonable hour at the viewers own risk with a copy of these particulars to hand.

FOR FURTHER INFORMATION

For further information please call our Wisbech Professional Office on 01945 428830 and ask for John Maxey or Juliet Stephens.

PARTICULARS UPDATED

26th September 2022



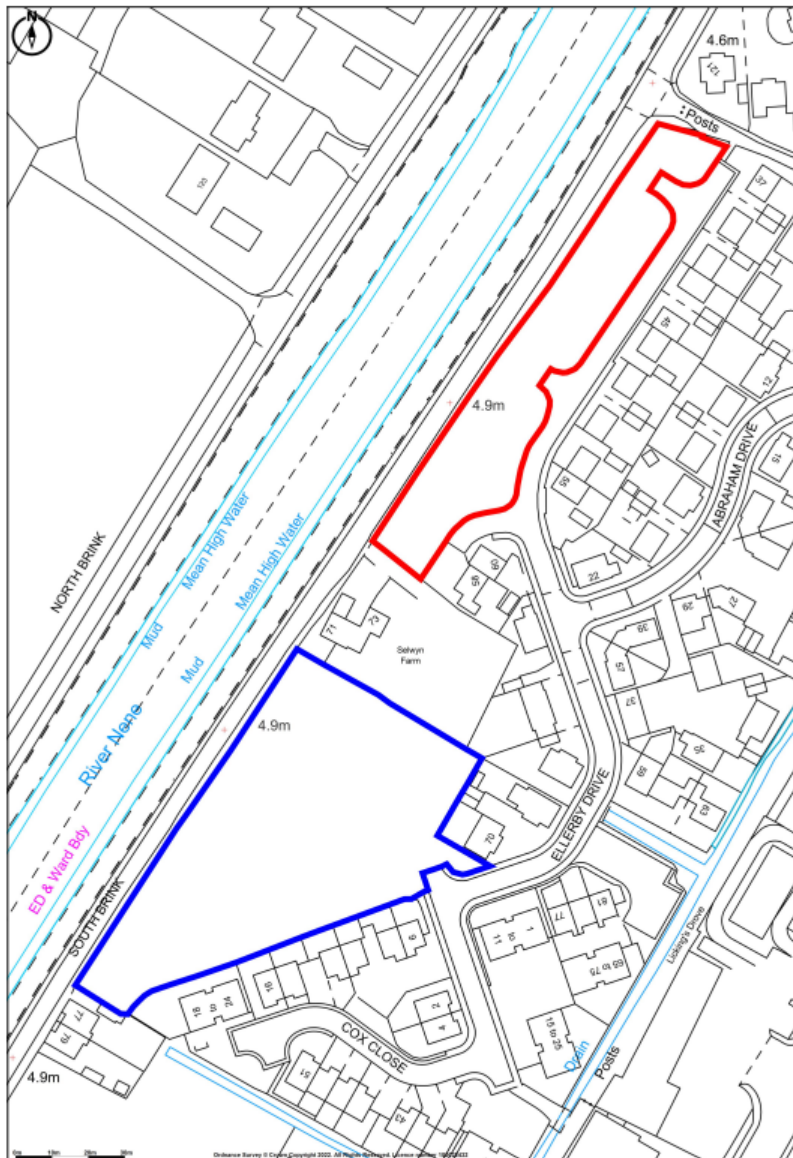


MAXEY GROUNDS

development@maxeygrounds.co.uk

01945 428830

Development



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.