



MAXEY GROUNDS

development@maxeygrounds.co.uk

01945 428830

Development

O.I.E.O: £90,000



Ref: 22243

**35 Bedford Street, Wisbech,
Cambridgeshire, PE13 3BN**

- Redevelopment Opportunity
- Planning Consent for 6 Residential Units
- Prominent location
- Close to Town Centre and local amenities





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LOCATION Situated in a prominent location in the centre of Wisbech, the site is within a short walking distance of all town centre facilities, shopping centre and businesses.

DESCRIPTION The site edged red on the attached plan, has Full Planning Consent to demolish the existing building and erect a 3 storey block comprising 5 x 2 bed flats and 1 x 1 bed flat. The existing property extends to approximately 155m² with parking to the front of the property for up to 4 vehicles and an adjoining bicycle store.

SERVICES Mains water, electricity, gas and drainage are understood to be connected but purchasers should make their own enquiries with the relevant authorities.

PLANNING Full Planning Permission was granted by Fenland District Council on 23rd September 2022 under planning reference: F/YR21/0789/F for the demolition of the existing property and erection of 6 residential units.

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

PLANS All plans in this brochure are for identification purposes and not to scale.

METHOD OF SALE This redevelopment opportunity is offered For Sale by Private Treaty, offers in excess of £100,000.

VIEWING Strictly by appointment with the Agent Maxey Grounds & Co only.

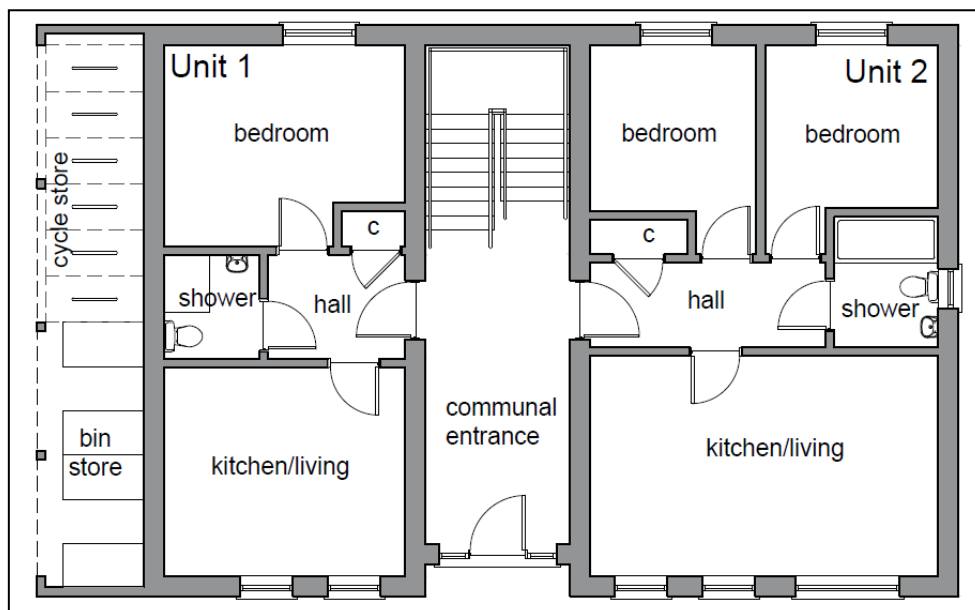
What3Words: ///ranked.kings.booklets

FURTHER INFORMATION For further information, please call our Wisbech Professional Office on 01945 428830 and ask for Thomas Jupp or John Maxey.

DIRECTIONS From our Wisbech office, follow the river along Nene Quay to the Lynn Road Roundabout, take the second exit onto Bedford Street and the property can be found on the right-hand side, adjoining the Alishan Restaurant.

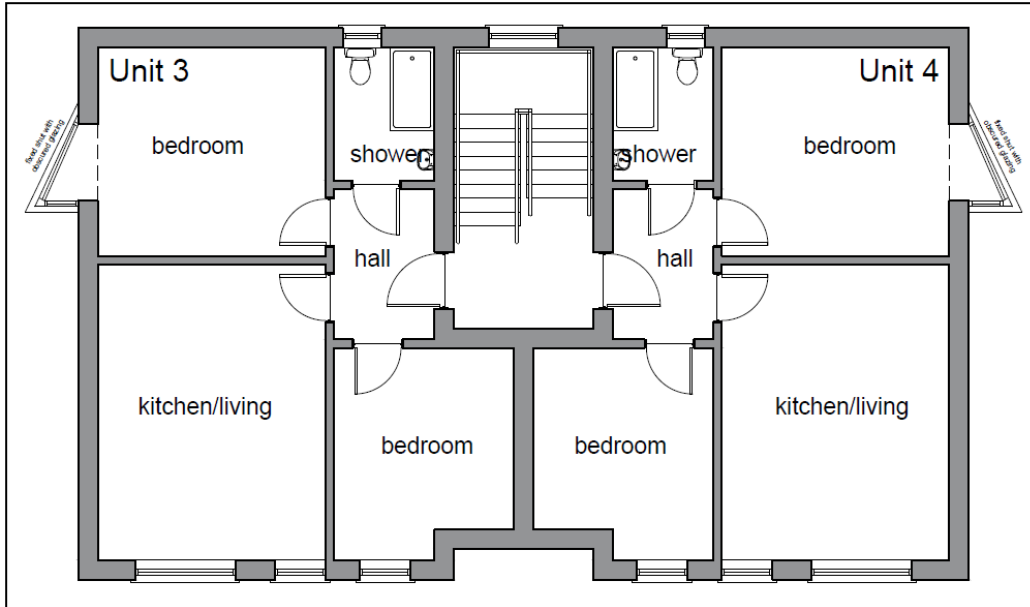
PARTICULARS AMENDED 10th May 2023

Ground Floor

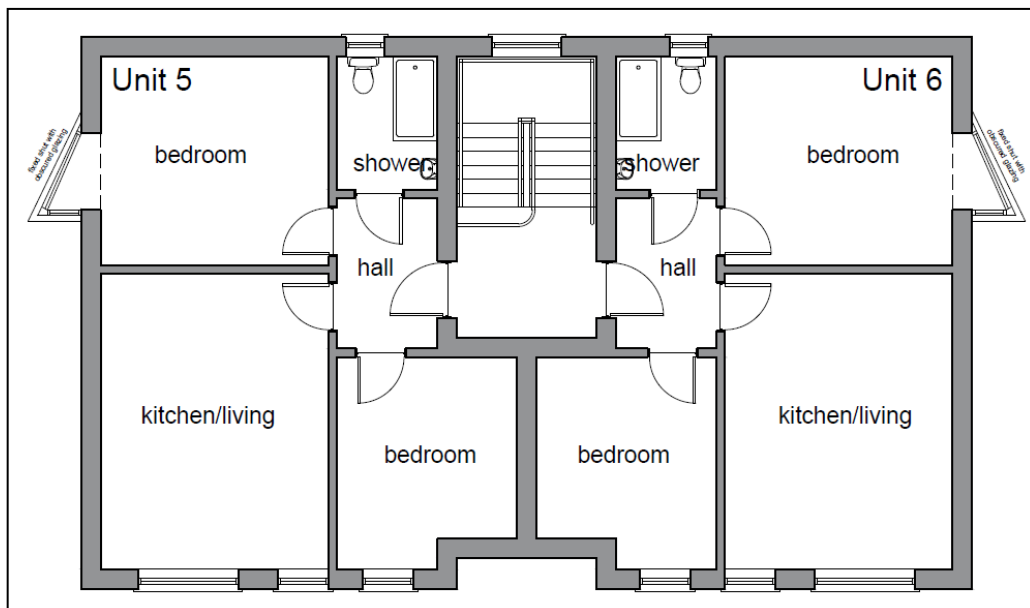




First Floor



Second Floor





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- COMPENSATION CLAIMS
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- AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES
- LICENSED PROPERTY AND PUBLIC HOUSE TRANSFER VALUATIONS

ASK FOR DETAILS OF HOW WE CAN HELP YOU



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