



MAXEY
GROUNDS

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01354 602030

Development

£150,000



Ref: 23006E

**Plot 2 South of 733 Whittlesey Road, Turves, March, Cambridgeshire
PE15 0EW**

- Generous Size Building Plot in the Village of Turves
- Within Commuting Distance of Peterborough
- Outline Planning Consent for a Detached House
- Plot Width Approximately 17.0m (average) (STMS)
- Plot Depth Approximately 45.4m (minimum) (STMS)



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DESCRIPTION

One of two generous sized building plots, outlined in red on the attached plan, situated in the village of Turves. The village is within commuting distance of Peterborough, with local amenities available in the neighbouring village of Coates.

The plot has Outline Planning Consent for the erection of a detached dwelling.

LOCATION

The plot is situated in the village of Turves, located between March (approx. 5.5 miles) and Peterborough (approx. 12.5 miles).

It is within commuting distance of Peterborough and March and has views over open countryside to the rear.

Rail services are available from Whittlesey and March to Peterborough, Cambridge and London.

DIMENSIONS

Plot Width: 17.0m STMS (average)

Plot Depth: 45.4m STMS (min)

SERVICES

Mains electricity, water and gas are understood to be available for connection in the area. Drainage will need to be non-mains. Interested parties are advised to make their own enquiries of the relevant utility companies and drainage authority.

The Vendor will grant an easement to the drain adjoining the field to allow for surface water to be drained away from the plot.

METHOD OF SALE

The Land is offered For Sale by Private Treaty with Vacant Possession upon completion.

BOUNDARIES

The plot is registered with HM Land Registry as PART of Title CB378020.

The plot will be sold as staked on site. The purchaser will be responsible for fencing the Eastern and Southern boundaries of the plot.

Please note that the area being sold varies slightly from the plans submitted for the planning application. The eastern boundary is to be in line with the adjoining properties. The southern boundary is a straight line and does not follow the track.

PLANS

All plans provided within these particulars are for identification purposes only and are not to scale.

PLANNING

Outline Planning Consent was granted on the 21st October 2022 under reference F/YR22/0919/O which gave consent for the erection of two detached dwellings South of 733 Whittlesey Road.

A copy of this consent is available from the Agent or on the Fenland District Council website (online planning section).

ACCESS

The Vendor will retain the entrance track used to access the plot. They will grant a right of way and a right to make up the land to form the access to the plot.

The first purchaser of a plot will be required to undertake the work required to satisfy condition 5 of the outline planning consent: 'Prior to the first occupation of the development the proposed access and parking/turning area shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification, surfaced in a bound material for a minimum of 5m back from the existing carriageway and drained within the site.'



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VIEWING

Strictly by appointment with the Agent. For further information, contact Alan Faulkner.

PARTICULARS PREPARED 27th January 2023

PARTICULARS AMENDED 17th August 2023

DIRECTIONS

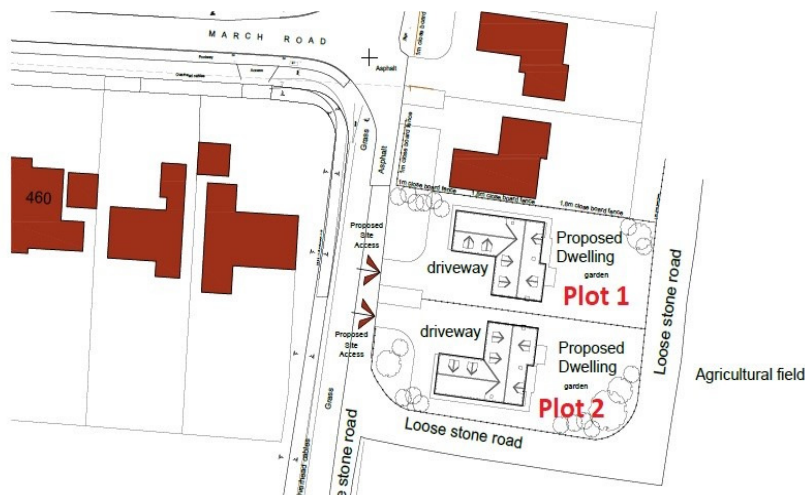
From the centre of March, follow Wisbech Road (B1099) out of town, continuing straight over at the mini roundabout to stay on Wisbech Road. At the Peas Hill roundabout, take the second exit onto Whittlesey Road. Follow the road for approximately 4.3 miles until you reach Turves. The plot can be found adjacent to 733 Whittlesey Road on the left-hand side, at the point where the road bends to the right and becomes March Road.



View of Plot 2 from Access Track



Access Track



**For Identification Purposes
Only – Do Not Scale**

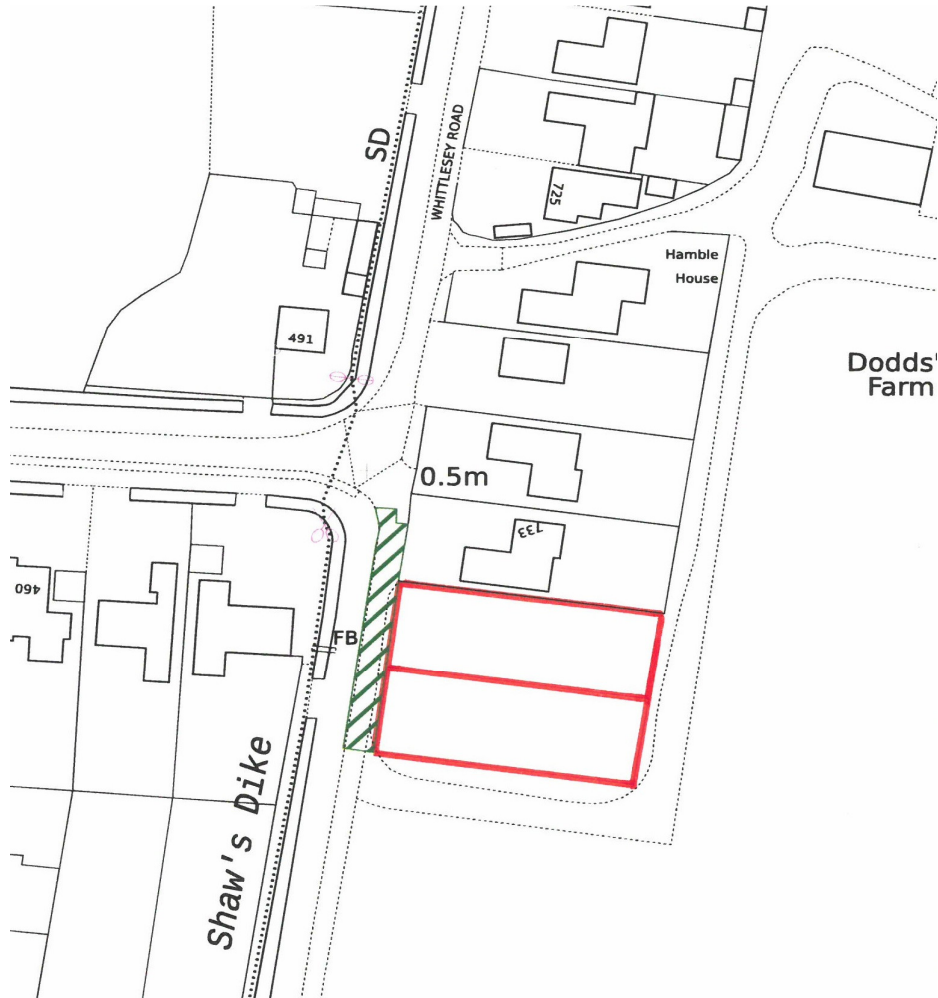


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