

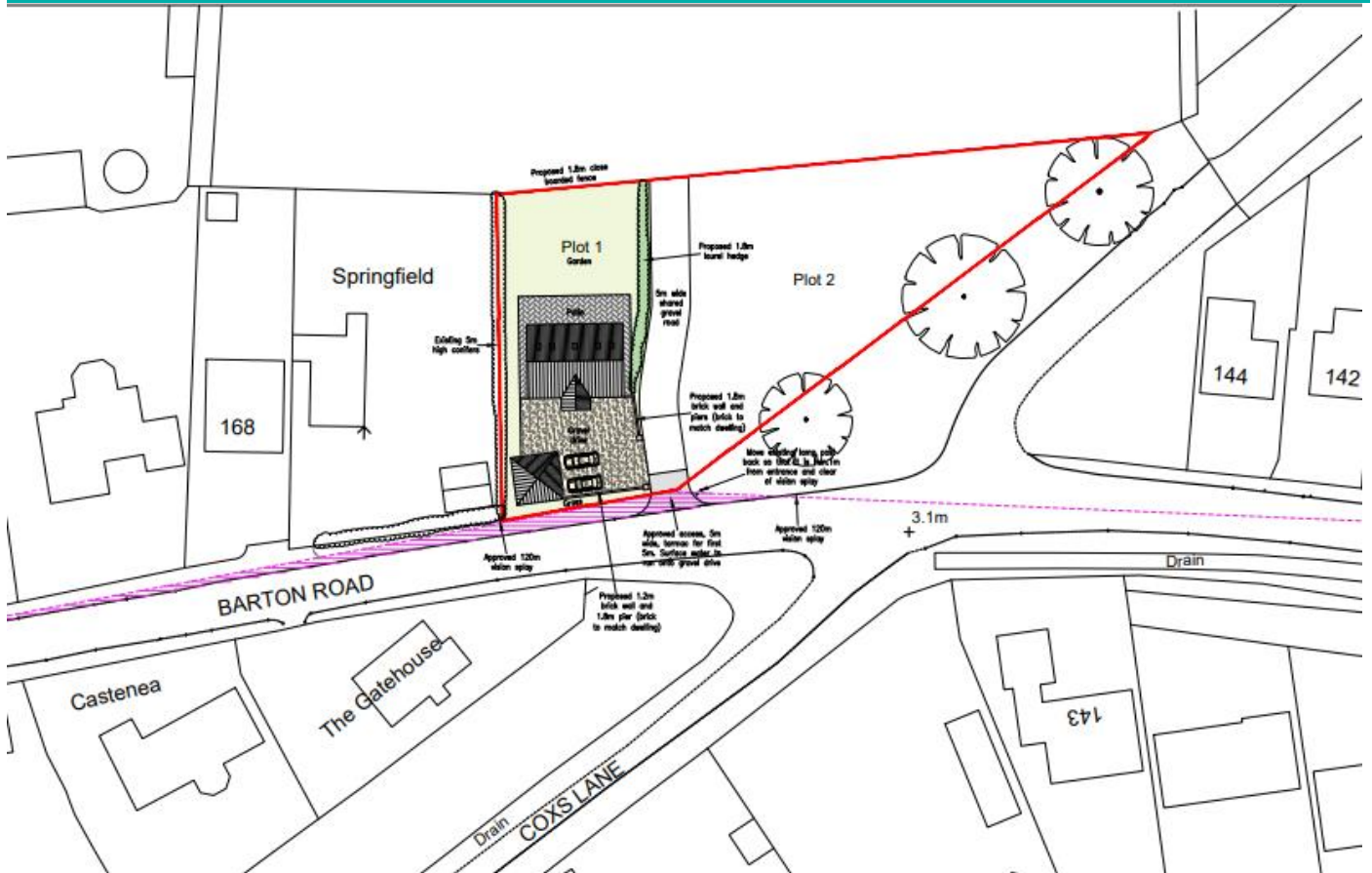


development@maxeygrounds.co.uk

01354 602030

Development Sales

**£150,000**



Ref: 22239

## **Plot 1 East of Springfield, Barton Road, Wisbech, Cambridgeshire PE13 4TG**

- Single Plot on the outskirts of Wisbech
- Reserved Matters Planning Consent for a single dwelling
- Plot 1 For Sale by Private Treaty
- Price £150,000



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### LOCATION

The Plot is located on Barton Road, approximately 1 mile outside the Fenland town of Wisbech and is in commuting distance of Peterborough, King's Lynn and Cambridge.

Rail services are available from King's Lynn, Downham Market and Peterborough to Cambridge and London.

### DESCRIPTION

An individual building plot with Reserved Matters planning consent granted for a detached dwelling.

### DIMENSIONS AND BOUNDARIES

The plot has a frontage of approx. 16m STMS and a depth of approx. 40m STMS

The purchaser will be responsible for the erection and maintenance of boundary walls/ fences belonging to the plot and marked 'T' on the plan overleaf.

### PLANNING

Outline Planning Permission was granted on the site by Fenland District Council on 15th March 2022 under planning reference: F/YR22/0060/O for the erection of two dwellings. Reserved matters for Plot 1 were approved on 5th June 2023 under planning reference F/YR23/0139/RM.

A further soil test has also been carried out on site which recommends Piled Foundations.

A copy of the existing consent and documents submitted as part of the reserved matters application are available for inspection at our March Office or on the Fenland District Council website (online planning section).

Offices at March and Wisbech

N.B This instruction relates solely to Plot 1 under planning reference F/YR22/0060/O.

### TERMS

Plot 1 is offered for sale freehold with vacant possession upon completion.

### ACCESS

The plot will be accessed via a new private driveway from Barton Road, shaded brown on the plan overleaf. The access has been retained by the owner of the adjoining land and a right of way will be given to access the plot.

The access has been constructed to base course by the vendor with final surfacing to be undertaken by the vendor once the shells of both properties that have been granted consent have been constructed.

Plot 1 will be responsible for 25% of maintenance/repair costs for the access once it is complete.

### SERVICES

Mains water, electricity and drainage are understood to be available for connection, but prospective purchasers should make their own enquiries of the relevant authorities.

### VIEWING

Viewing is strictly by appointment only with the Agent.

### FOR FURTHER INFORMATION

For further information please call our March Professional Office on 01354 602030 and ask for John Maxey or Polly Stokes.

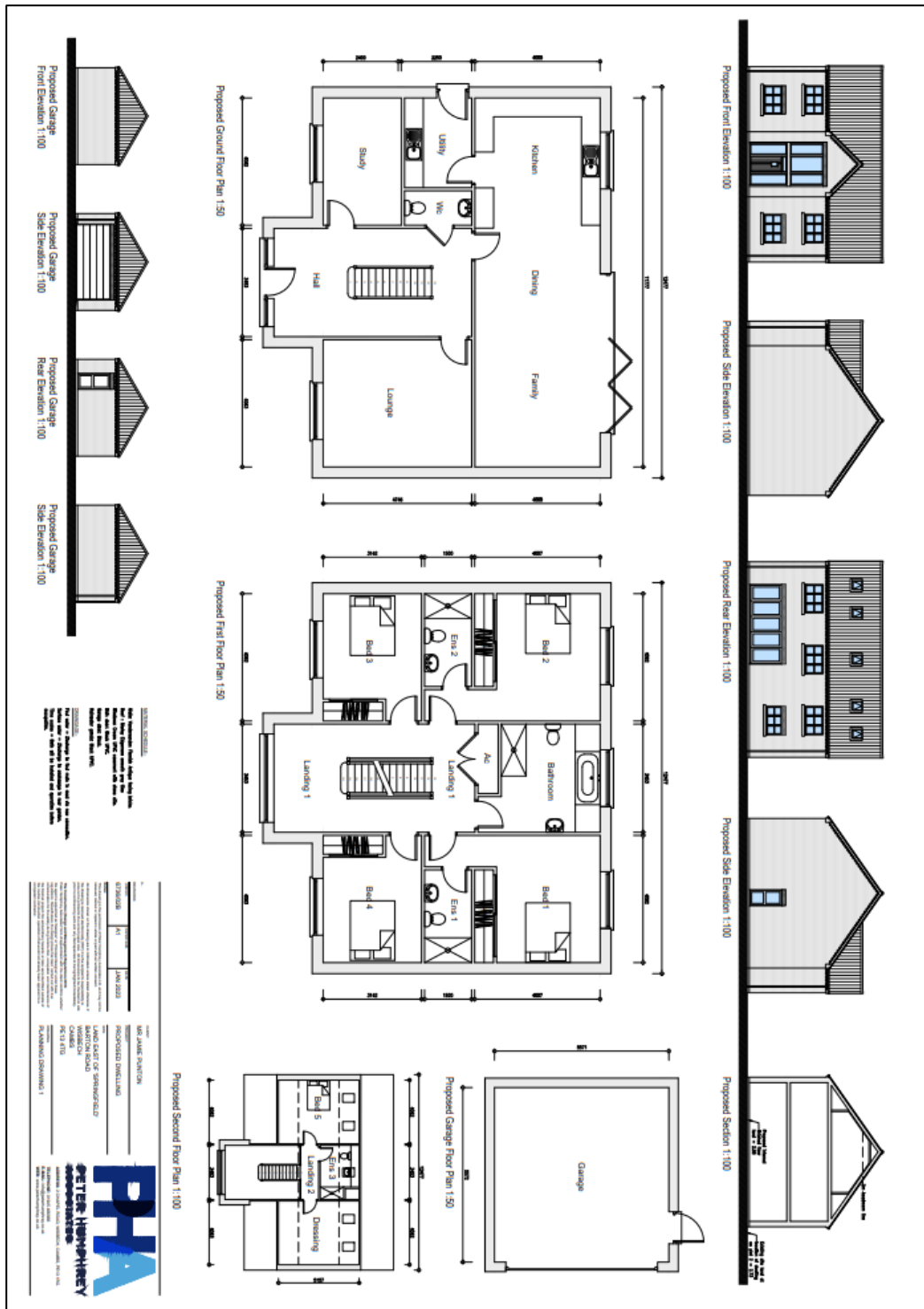
### PARTICULARS PREPARED

6<sup>th</sup> June 2023



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## Floor and Elevation Plan



For Identification Purposes Only – Not to Scale



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