



MAXEY
GROUNDS

development@maxeygrounds.co.uk

01945 428830

Development

Guide £600,000



Ref: 19047

**Frontage Building Plots at, Well End,
Friday Bridge, Wisbech PE14 0HQ**

**Site for sale as a whole with Outline
Planning Consent for 6 Detached Dwellings.**





MAXEY GROUNDS

development@maxeygrounds.co.uk

01945 428830

Development

LOCATION

The site is pleasantly situated in the village of Friday Bridge, on Well End Road. Friday Bridge is a rural village about 4 miles south of Wisbech and 7 miles north of March. The village maintains a sense of history and character through unique features in the village including the church and the clock tower. Friday Bridge benefits from the Primary School, Village Hall and community sports field, public house and village shop.

Friday Bridge is located approximately 4 miles from the Market Town of Wisbech and 7 miles from March. March benefits from a train station, with regular service to Peterborough and Cambridge.

PLANNING

Permission has been granted by Fenland District Council for 6 detached dwellings, under reference F/YR23/0106/O. A copy of this consent is available on the planning section of the Council's website. The dwellings shown indicatively on the application are of a size suitable for 4 bed family houses.

SERVICES

Mains water, foul drainage gas and electricity, plus broadband are understood to be available for connection but prospective purchasers should make their own enquiries of the relevant utility companies.

VIEWINGS

The site is open and visible from the road. It has crops currently being cultivated so

purchasers should not enter the site without the consent of the agents.

BOUNDARIES

The site is sold with boundaries as verged red on the plan below, plus rights granted over the common access road hatched brown. The Vendors will retain the freehold of the access road hatched in brown and reserve rights over the visibility splays shown in green on the plan given they are retaining the agricultural land to the rear of the site. Expressions of interest to rent the rear land for grazing alongside the purchase may be of interest.

TERMS OF SALE

The property is for sale freehold on an unconditional basis (outline consent having been obtained). Please contact John Maxey in relation to interest in this property on the above number or 01354 602030.

DIRECTIONS

Location for sat nav is PE14 0HQ. What3words location [///cubed.juggles.months](https://www.what3words.com/cubed.juggles.months).

Coming from Wisbech and Elm, when you reach the Friday Bridge Clock tower, turn left onto Well End Road. Continue and the plots are on the left.

PARTICULARS PREPARED 14th August 2023

Ref 22241



Promap
 LANDSCAPE ARCHITECTURE

Customer Survey - Client Copyright © 2023. All Rights Reserved.
 Landmark Survey Ltd. 2023. Site - A3
 Project No. 1000. Scale - A3

Customer Survey & Client Copyright © 2023. All Rights Reserved. Landmark Survey Ltd. 2023.



MAXEY GROUNDS

development@maxeygrounds.co.uk

01945 428830

Development

MAXEY GROUNDS & CO LLP ARE QUALIFIED AND EXPERIENCED CHARTERED SURVEYORS, AUCTIONEERS, VALUERS, LAND & ESTATE AGENTS PROVIDING A PROFESSIONAL SERVICE DEALING WITH RESIDENTIAL, AGRICULTURAL, RETAIL, INDUSTRIAL, OFFICE AND DEVELOPMENT PROPERTY INCLUDING:

- 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

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.