



MAXEY  
GROUNDS

development@maxeygrounds.co.uk

01945 428830

Development

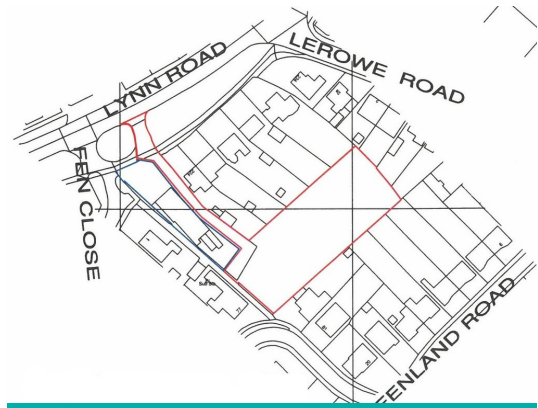
£575,000



Ref: 23164E

**Development Site at 222 Lynn Road,  
Wisbech, Cambridgeshire PE13 3EE**

A Residential Development Site with Outline Planning Consent for three dwellings, together with existing Commercial premises, located within the Fenland Market Town of Wisbech and extending in total to approximately 0.33 Hectare (0.81 Acre). The site is offered For Sale as a Whole.





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### LOCATION

The site is conveniently located on Lynn Road, approximately 0.6 mile from the centre of Wisbech.

Locally known as the Capital of the Fens, Wisbech has a population of around 20,000 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.

### PLANNING

Outline Planning Consent for the erection of up to three dwellings was granted by Fenland District Council under Reference F/YR22/0920/O on 7th December 2022. The site being offered For Sale includes both the site covered by this Planning Consent and the existing commercial premises.

### TREE PRESERVATION ORDER

One of the trees on the site is protected by a Tree Preservation Order

### COMMERCIAL PREMISES

The commercial premises is let on a rolling basis to an established business at an annual rent of £20,000 per annum.

### MEASUREMENTS

The part of the site covered by the Planning Consent extends to 0.27 Hectare (0.68 Acre) Subject to Measured Survey including the access roadway which runs to the north east of the commercial building. In total the site extends to 0.33 Hectare (0.81 Acre) Subject to Measured

Survey and comprises the entirety of the property within the Registered Title.

### SERVICES

All mains services are understood to be available for connection. Interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies.

### ACCESS

The site is accessed directly from Lynn Road. There is a Right of Way across the existing roadway in favour of 224 Lynn Road.

### METHOD OF SALE

The site is offered For Sale Freehold, subject to the occupation of the commercial premises.

### VIEWINGS

Viewings are strictly by appointment with the Agent. Further details available from Alan Faulkner [afaulkner@maxeygrounds.co.uk](mailto:afaulkner@maxeygrounds.co.uk)

### DIRECTIONS

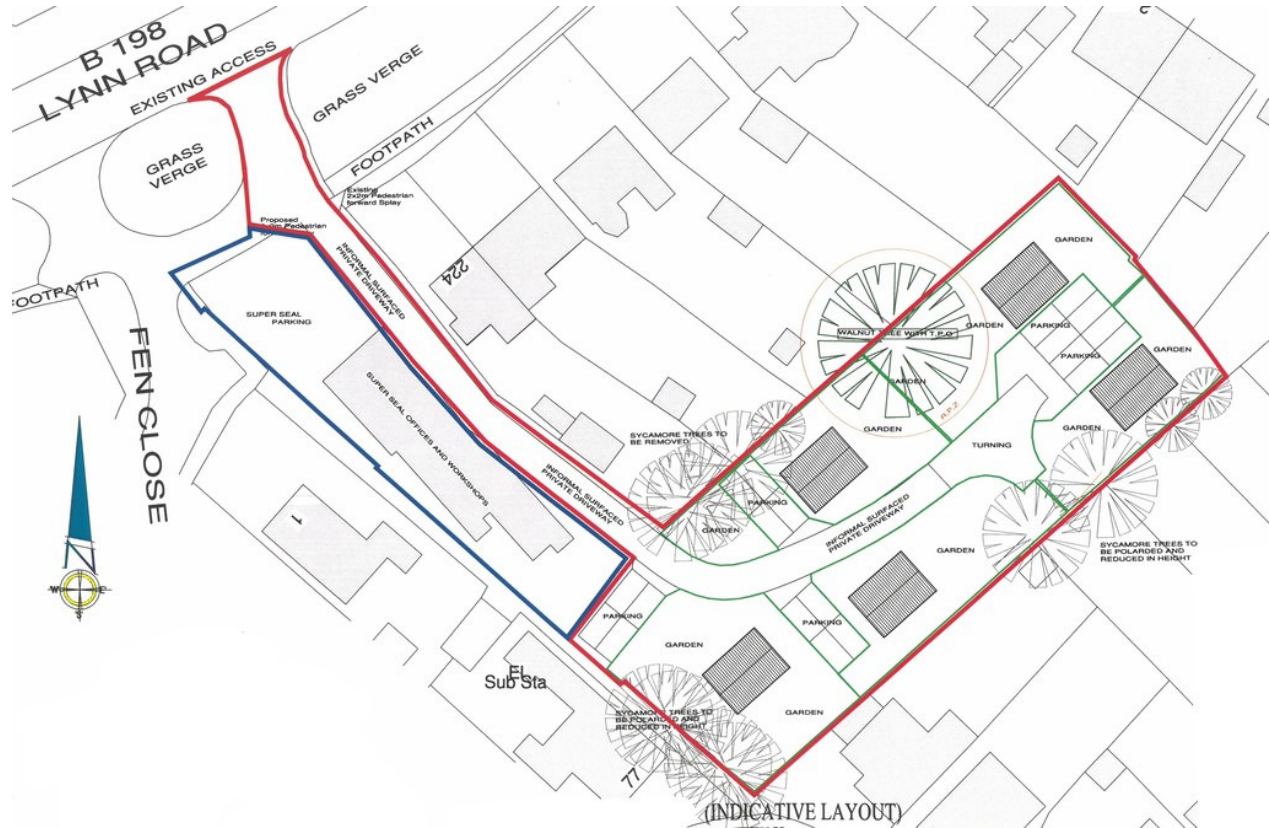
From the centre of Wisbech proceed east along Lynn Road (B198). Proceed straight over at the traffic lights at the junction with Mount Pleasant. The site can be found on the right hand side after approximately 0.25 mile, just after the turn into Kooreman Avenue. What3Words: ///protests.amphibian.menu

### PARTICULARS PREPARED

5<sup>th</sup> November 2023



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For Identification Purposes Only – Do Not Scale



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