



MAXEY GROUNDS

development@maxeygrounds.co.uk

01945 428830

Development

£175,000



Ref: 25162E

**Plot 2 High Road, Tholomas Drove,
Wisbech St Mary, Wisbech,
Cambridgeshire PE13 4SL**

An individual Self-build Building Plot with the benefit of Full planning permission for the erection of a Four bedroom detached house, granted under the Self-build and Custom Housebuilding Act 2015 (As Amended) in a pleasant rural location in the Fenland hamlet of Tholomas Drove.





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LOCATION

The site is pleasantly located in the Fenland hamlet of Tholomas Drove lying approximately 2 miles south west of Wisbech St Mary, and 4.5 miles south west of Wisbech. Tholomas Drove has a thriving local public house and nearby Wisbech St Mary provides a wide range of shopping, leisure and amenity facilities. The A47 is within easy reach and provides road access to Peterborough, King's Lynn and the popular North Norfolk Coast. The railway station at Peterborough provides regular services to Ely, Cambridge and King's Cross (from 55 minutes).

PLANNING

Full Planning Consent was granted by Fenland District Council under reference F/YR25/0196/F dated 14th May 2025. A copy of this consent is available for inspection at our offices or on the planning section of the Council's website. This plot is part of that overall consent. The planning consent is granted under the Self-build and Custom Housebuilding Act 2015.

MEASUREMENTS

Frontage 24.0 metres
Depth 28.0 metres

SERVICES

The Seller will arrange for mains electricity and water connections to the site. Prospective Buyers should make their own enquiries of the relevant drainage authority and utility companies.

ACCESS

The plot will be accessed via an individual private driveway from High Road, the construction of which is the responsibility of the Buyer.

FENCING

The Buyer will be responsible for fencing the northern boundary of the plot.

POSSESSION

Vacant possession upon completion of the purchase.

VIEWINGS

For an appointment to view apply to the Agent. For further information please contact Alan Faulkner. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing the property and parties do so entirely at their own risk.

DIRECTIONS

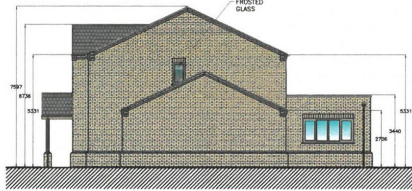
From Wisbech proceed west along Barton Road and follow this road all the way into Wisbech St Mary. Continue on along High Road and out towards Guyhirn. Follow the road round to the left at the Little Chequers corner at Tholomas Drove and the property can be found on the left hand side.

What3Words: ///discrepancy.digitally.custodian

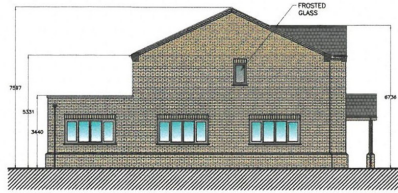
PARTICULARS PREPARED 18th August 2025



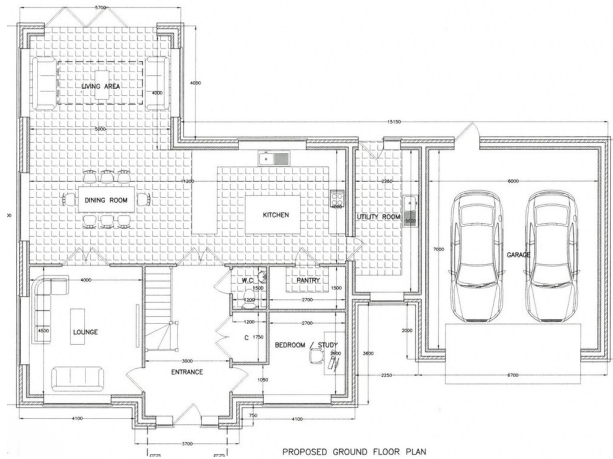
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PROPOSED RHS ELEVATION
(1:100)



PROPOSED LHS ELEVATION
(1:100)



PROPOSED GROUND FLOOR PLAN



PROPOSED FRONT ELEVATION





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For Identification Purposes Only – Do Not Scale

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.

Offices at March and Wisbech

www.maxeygrounds.co.uk