

Waverley Nursery Barton Road, Wisbech, Cambridgeshire, PE13 1LE

Expressions of interest are invited from developers who are prepared to progress the site in planning terms, secured by an option. Approximately 1.7 Ha (Subject to measured survey) with a potential yield of 40 to 50 dwellings. Separate from the current boundary of development by a playing field, with modern residential development opposite. Shown on the Local Plan adopted May 2014 as part of the existing urban area and situated closer to the total plan adopted May 2014 as part of the existing urban area and situated closer to the total plan adopted May 2014 as part of the existing urban area and situated closer.

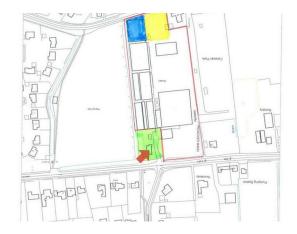
to the town centre than the areas defined as 'Broad Locations For Growth'. Fronting the B1441, a key route into the town centre, with good visibility in both directions

The enclosed Assessment Study/Search Sequential Document highlights the sustainability credentials of this development opportunity and its ability to meet the aspirations of the National Planning Policy Framework.

**FONG SILLON** 







## SIZE:

Approx. 1.7 Ha (stms)

## FRONTAGE:

About 62m (Scaled from O.S. Plan)

NB: Additional approx. 34m of adjoining frontage is in the same ownership comprising of dwelling and garden. Available to accommodate visibility splays.

### POTENTIAL YIELD:

Approx. 40 to 50 Dwellings

### **CURRENT USE:**

Glasshouse Nursery

### PHYSICAL FEATURES:

Unconstrained

NB: Tree subject to TPO is located within curtilage of house to be retained by client and occupied by client

## RESIDENTIAL AMENITY:

Unconstrained

## SOCIAL INFRASTRUCTURE:

Unconstrained

## PHYSICAL INFRASTRUCTURE:

Unconstrained, subject to the usual enquiries.

### VIABILITY:

Unconstrained.

## **PUBLIC TRANSPORT:**

Yes. Bus stop about 200/300m. Wisbech to Peterborough service. Also to Wisbech Town Centre with onward regular service to King's Lynn from the bus station. Inter-city coaches from the bus station. Inter-city trains from Peterborough. Regional trains from March and King's Lynn.

# **SERVICES:**

# Town Centre

2132'6" (650m)

650m (To the Town Centre as defined by Inset No.28b of the current District Local Plan).

### **Convenience Store**

3280'10" (1000m)

1000m Harecroft Road and Old Market

## Post Office

3280'10" (1000m)

1000m Harecroft Road

# **Public House**

1640'5" (500m)

500m Rose Tavern North Brink

## **Telephone Box**

3280'10" (1000m)

1000m Closest removed a few years ago. Nearest now Harecroft Road

## Post Box

164'0" (50m)

50m Almost directly opposite the subject site.

## Banks

3280'10" (1000m)

1000m Lloyds TSB, North Brink.

## Cash Machine

3280'10" (1000m)

Lloyds TSB, North Brink

## **Petrol Filling Station**

4101'0" (1250m)

Roundabout opposite The Horsefair

# Pharmacy/Chemist

3280'10" (1000m)

Alliance Pharmacy Old Market

## **Medical Centre**

2788'8" (850m)

North Brink

## Dentist

3608'11" (1100m)

Exchange Square/Alexandra Road/Museum Square

## Care Facilities

2624'8" (800m)

Harecroft Road

Library

3937'0" (1200m)

The Crescent

## Leisure Facilities

2788'8" (850m)

Hudson Leisure Centre/Swimming Pool/Health Club/Tennis Court

## **Equipped Play Area**

Immediately adjacent to Subject Site

## Park and Gardens

5085'3" (1550m)

Town Park, Lynn Road

## Sports Pitches etc

Immediately adjacent to a Playing Field. Currently used in part as junior football pitches.

800/900m Harecroft Road. Sports Ground (including Rugby Ground/Cricket Club and Squash Court).

### EDUCATIONAL FACILITIES

# Mother and toddler/playgroup: Nursery/Pre-school

4921'3" (1500m)

Elm High Road

#### Secondary School

1968'6" (600m)

Wisbech Independent Grammar School

## **Primary School**

3937'0" (1200m)

Peckover School

## Special Needs School

7381'10" (2250m)

Meadowgate Lane

## Secondary School

5249'4" (1600m)

Queens School

## College/Adult Eduction

5249'4" (1600m)

College of East Anglia

## EMERGENCY SERVICES

1600m. FIRE - Churchill Road.

1300m. POLICE - A47 Roundabout opposite the Horsefair.

1400m. AMBULANCE - Off St. Augustines Road. 1400m. HOSPITAL - Off St. Augustines Road.

## RECYLING CENTRE

3280'10" (1000m)

Boneless Road

# GENERAL OBSERVATIONS

The subject site is located in a well established residential setting. Residential development at this location will sit well within the existing urban landscape. There is no requirement for access to/from Magazine Lane/Cox's Lane.

Approximately 40 to 50 additional dwellings at this location will not add significantly to existing local traffic volumes.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday 9.00am to 5.30pm. Saturday 9.00pm to 4.00pm.

Useful websites: www.geoffreycollings.co.uk for details of our services and all our properties.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT YOUR NEAREST OFFICE OF GEOFFREY COLLINGS & CO FOR A FREE MARKETING APPRAISAL.

**AGENTS NOTES**: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.