



Offers in the region of £2,000,000 Freehold



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 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.

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.

800/900m

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.

800/900m

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

800/900m

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.