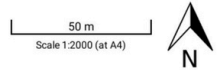


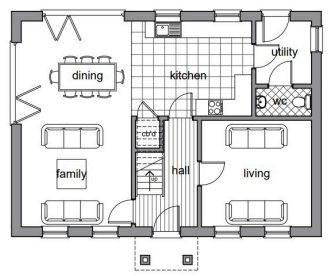


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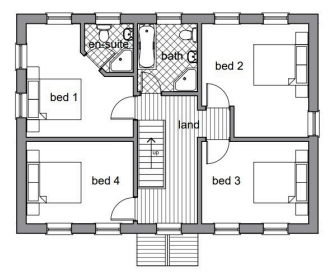
For Identification Purposes Only



Rear Elevation (NW)



Ground Floor Plan
Scale: 1:100



First Floor Plan
Scale: 1:100

NORTH BRINK, WISBECH PE13 4TT

- Residential Building Plot
- Approximately 0.33 Acre
- Planning Permission
- Demolition of Redundant Building & Erection of New Dwelling
- Two Storey, Four Bedroom Property
- Rural Views

Brown&Co
Market Chambers, 25-26 Tuesday Market Place, King's Lynn PE30 1JJ
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LOCATION

Wisbech, a historic Georgian market town located in the Fenland district of Cambridgeshire, England, is perched on the banks of the scenic River Nene. This picturesque town, known for its architectural beauty, flourished during the 17th and 18th centuries as a bustling trading centre. Its strategic location on the river allowed for easy transportation of goods, contributing to its prosperity. The streets of Wisbech are lined with well preserved Georgian buildings, showcasing the town's rich heritage. Wisbech also known for its notable landmarks such as the elegant Wisbech Castle and the Peckover House and Gardens, offering a glimpse into the town's glorious past. Wisbech's proximity to the vibrant city of Peterborough, approximately 20 miles to the southwest, adds to its appeal.

DESCRIPTION

An interesting opportunity to acquire residential building land in a semi-rural location within easy reach of the historic, Georgian market town of Wisbech. Currently, the site, approximately 0.33 acres, comprises a redundant dwelling for demolition and rural views over farmland surrounding. Plans include redevelopment and repositioning of the property centrally on a plot with a two storey, four bedroom property. Details of the application can be searched on the Fenland Council website using the reference F/YR21/0321/F or by contacting the agent. We understand both water and electric are available but, currently disconnected.

VIEWING

Viewing is strictly by appointment with the selling agents. Interested parties are, under no circumstances, to enter the property or land unattended.

HEALTH & SAFETY

Viewers should be careful and vigilant whilst on the property. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

PLANS, AREAS & SCHEDULES

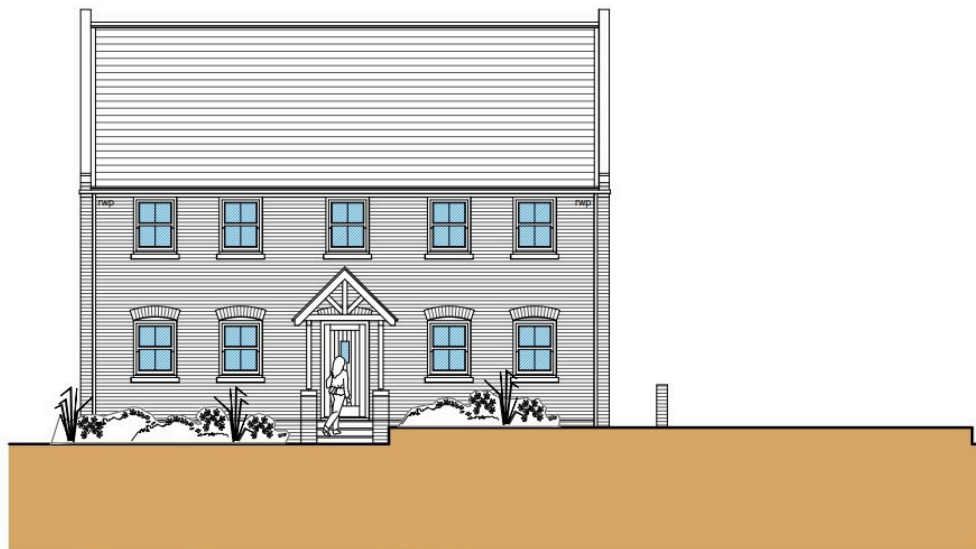
These have been prepared as carefully as possible and are based on the planning application, Ordnance Survey scale plans and HM Land Registry. All plans are published here are for identification and indicative purposes only and are believed to be correct however in no way should be relied upon.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The site is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

DISPUTES

Should any dispute arise as to the boundaries or any point arising in these particulars, schedule, plan or interpretation of any of them the question shall be referred to the arbitration of the Selling Agents, whose decision acting as expert shall be final. The buyer shall be deemed to have full knowledge of all boundaries and neither the Seller nor the Selling Agents will be responsible for defining the boundaries or the ownership thereof.



Front Elevation (SE)

Scale: 1:100



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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