



## Bolker Cottage

Thorney, Peterborough, PE6 OUD

**SELF-BUILD OPPORTUNITY** with full planning permission for erection of a single dwelling and triple-bay garage. Site Area **0.34 ACRES** (0.13 hectares) **FOR SALE BY PRIVATE TREATY**

**Bletsoes**  
— EST. 1881 —

## LOCATION

Bolker Cottage presents a truly unique single development opportunity. Located off Thorney Dyke, to the north of the village of Thorney, nestled amongst the fens, the site provides the perfect balance between rural charm and modern convenience. Thorney is a village situated off the A47 between Peterborough and Wisbech in the jurisdiction of Peterborough City Council. Thorney is rich in history and traces its roots back to around 500 AD when it emerged as a Saxon settlement. Thorney Abbey has been a local landmark for centuries, with the latest restoration dating to 1840.

Thorney lies approximately 9 miles to the east of Peterborough. The town has good transport connections, with the nearby A47 providing access to the wider highway network and motorway system.

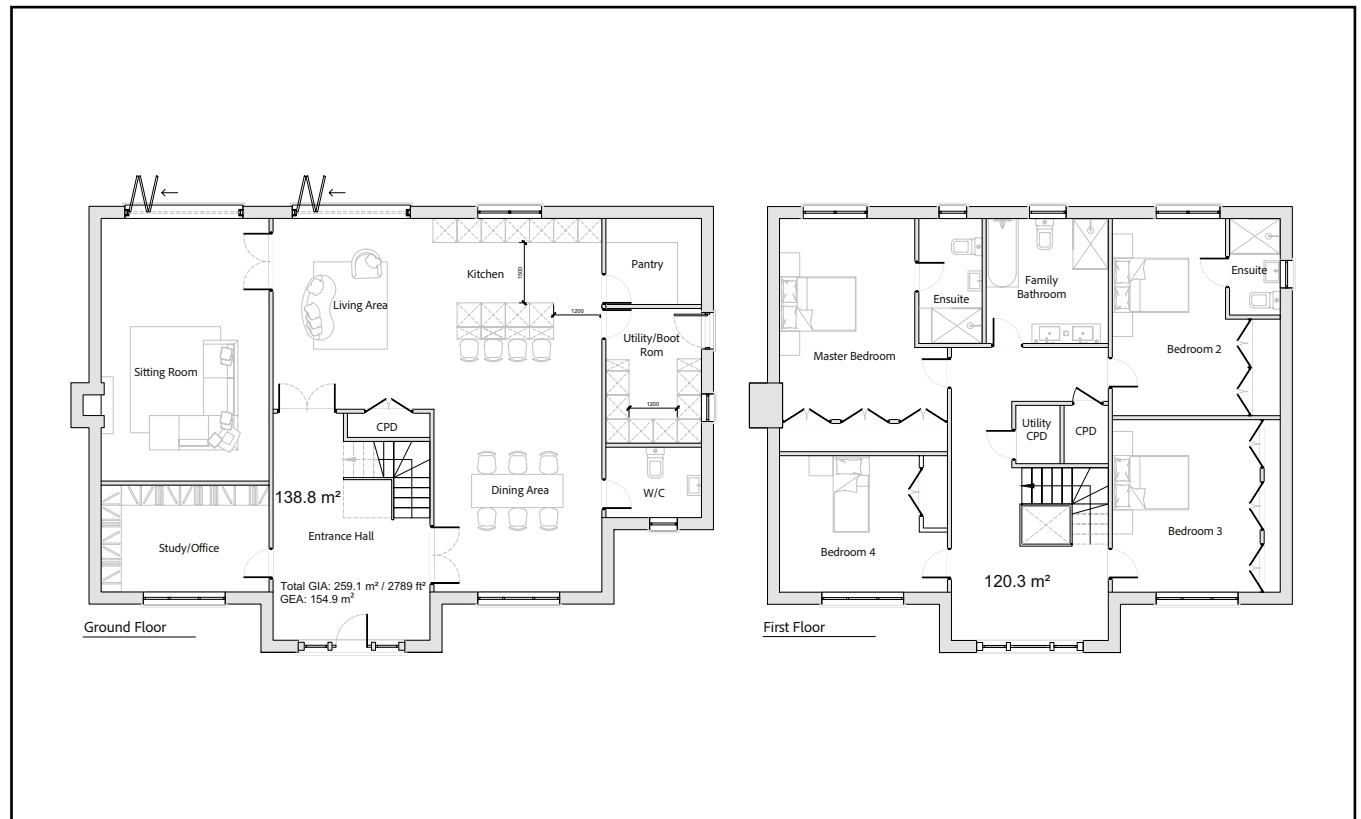
Peterborough provides a wide range of services, including the Peterborough One Retail Park, alongside various leisure facilities across the City. Peterborough Railway Station benefits from a direct mainline service to London King's Cross, with journey times as little as 47 minutes.

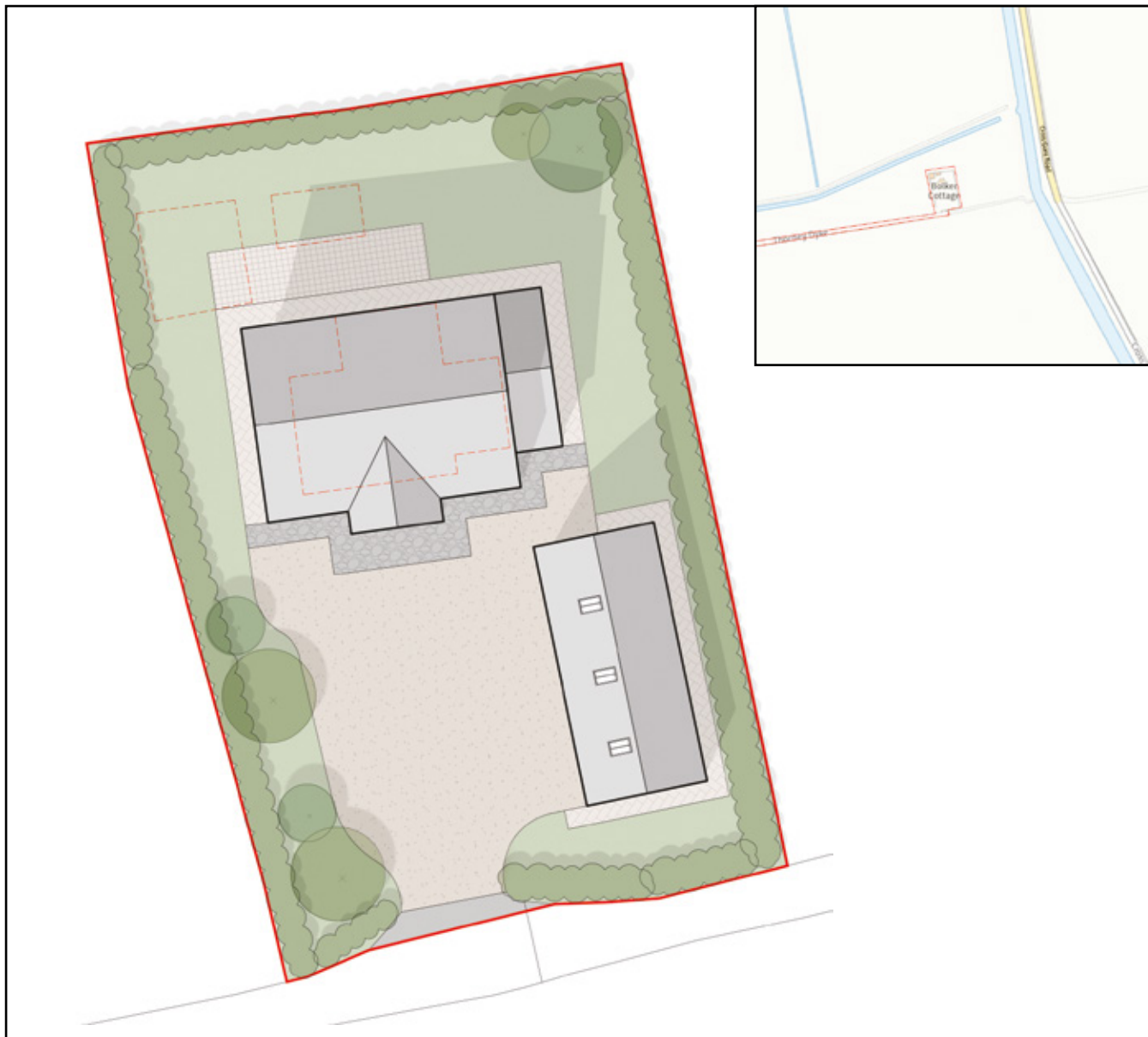
## PLANNING

The site has the benefits of Detailed Planning Permission, REF22/00757/FUL, which allows for the demolition and erection of a single replacement dwelling and ancillary triple-bay garage extending to 2,789 sqft (259.1 m<sup>2</sup>) arranged over two floors. The planning permission was lawfully implemented in February 2025 following the satisfaction of conditions. The lawful implementation can be seen under Ref: 25/00144/CLE with the demolition of the existing dwelling.

## ACCESS

The vendor will retain ownership of the existing entrance off Thorney Dyke, providing a right of way for the development and occupants with obligations to maintain the access to a good standard.





## SERVICES

The property is currently connected to mains electricity and water but prospective purchasers should make their own enquiries of the relevant service providers regarding the connection and capacity of services for development purposes.

## BOUNDARIES

The purchaser will be deemed to have inspected the land and be satisfied as to the ownership of any boundary, tree, hedge or ditch.

## PLANS AND AREAS

These have been prepared as carefully as possible and are based on the Ordnance Survey Map for identification purposes only. The purchaser shall have been deemed to have satisfied himself/herself as to the description of the land and any error on this statement shall not annul the sale, nor entitle either party to compensation in respect thereof.

## MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our Sales Particulars accurate and reliable, if there is a point which is of particular importance, please do contact Bletsoes who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property. Particulars prepared in May 2025.

## ADDITIONAL LAND

Additional land, located to the west of the property, is available to rent by separate negotiation.



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FOR SALE BY PRIVATE TREATY

## FURTHER INFORMATION

Further details of the approved scheme including plans and submitted reports can be obtained from the selling agents, as well as copies of the planning approvals themselves.

## TENURE AND METHOD OF DISPOSAL

The Freehold Interest is offered for sale with Vacant Possession to be given on completion

## VIEWING

Through an appointment with the Selling Agents or at the roadside with Particulars in hand.

## PARTICULARS AND PLANS

These have been prepared as carefully as possible and are based on the Ordnance Survey Map for identification purposes only. The purchaser shall have been deemed to have satisfied.



**Will Simpkins**

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**Important Notice** Henry H Bletsoe & Son LLP and for the vendors of this property whose Selling Agent they are, give notice that: (i) all statements contained in these particulars as to the property are made without responsibility on the part of the agents or the vendors for any error, mis-statement or omission whatsoever. (ii) none of the statements contained in these particulars are to be relied on as a statement or representation of fact or as any part of the contractual description of the property. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) the vendors do not make or give, and neither agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property. Finally: The property being open to inspection, purchaser(s) shall be deemed to have full knowledge of the state and condition thereof as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendor and the purchaser(s) upon any point not involving a question of law arising out of these particulars, stipulations or plans as to the interpretation be referred to the arbitration of the Selling Agents whose decisions shall be final and binding on all parties to the dispute and in every such arbitration the Selling Agents shall decide how the costs of such reference shall be borne. Particulars prepared and photographs taken: June 2025.

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