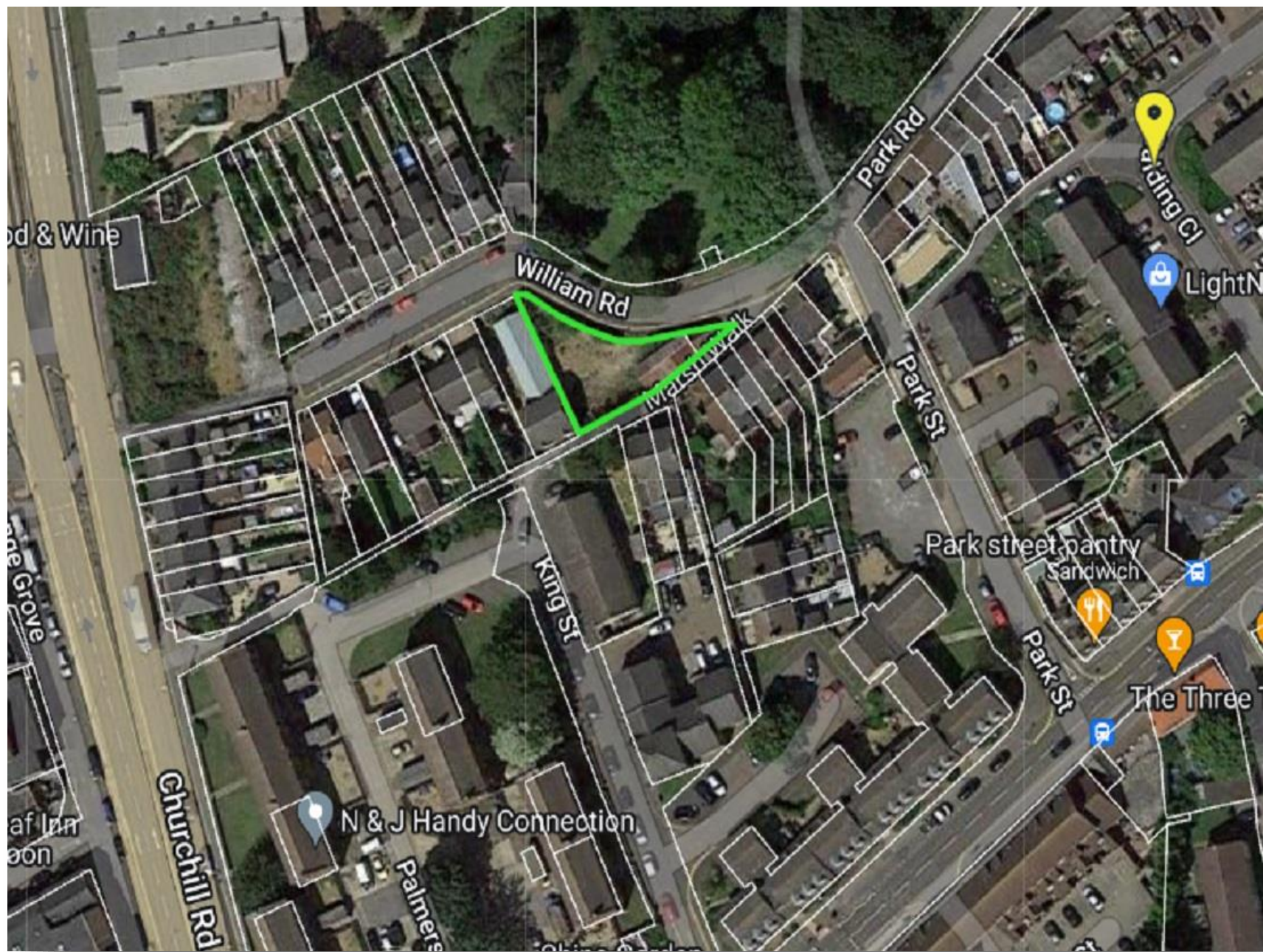




William Road, Wisbech PE13 2AA



Welcome to William Road, Wisbech

- Freehold Building Plot
- Central position in the market town of Wisbech
- Planning Permission for the erection of a detached single storey dwelling
- Fenland District Council - Ref: F/YR2021/06143F
- 3 Bedroom Single Storey Dwelling

Tenure: Freehold
EPC Rating: Exempt

£75,000



Description:

The opportunity to purchase a freehold building plot situated in a central position in the market town of Wisbech - A freehold building plot with planning permission for the erection of a detached single storey dwelling.

PLANNING PERMISSIONS - The plot benefits from planning permission granted by Fenland District Council on 29/07/2021 Ref F/YR2021/06143F) for the erection of 1 x three bedroom single storey dwelling & the conversion of the existing premises from offices/residential to 1 x two storey, three bedroom dwelling involving the demolition of the existing outbuilding and the single storey element of the premises to be converted. It should be noted that the works to construct the two storey dwelling have now been completed adjacent to this site. N.B. Images for identification purposes only - Not to scale.

Cil Charge: Details of any relevant CIL payments are available from the selling agent

Agents Note: We understand that a sewer with wayleave runs through part of the site however, the siting of the proposed dwelling has been planned to comply accordingly.

view this property online williamhbrown.co.uk/Property/WSB125725



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:
WSB125725 - 0006

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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