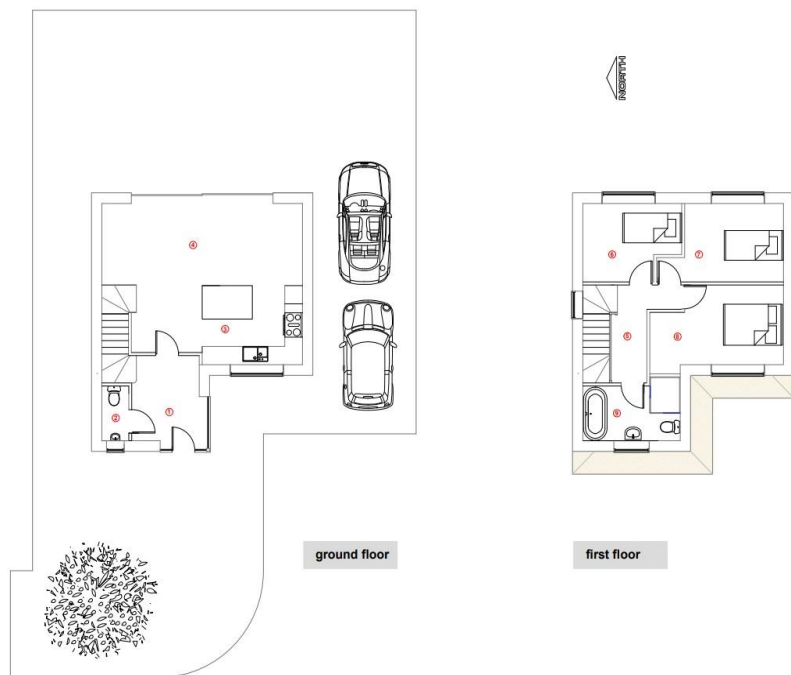


**Land North Of Riverside Gardens, Parson Drove Wisbech PE13  
4JX**



## Welcome to Land North Of Riverside Gardens, Parson Drove

- Individual building plot
- F.D.C. reference F/YR22/1187/FDC
- Planning for a 3 bed detached house
- Reserved matters approved
- Cul de sac location

Tenure: Freehold

EPC Rating: Exempt

offers in the region of **£65,000**



### Description:

WHY NOT BUILD YOUR OWN?

Situated in a quiet cul de sac location, this building plot has planning permission under Fenland District Council reference F/YR22/1187/FDC to erect of 1 x dwellings (2-storey, 3-bed) involving demolition of existing garage block. Reserved matters have been approved under F.D.C. reference F/YR24/0344/RM.

Agents Note: Currently the vendors details do not match the registered title at Land Registry. The title is pending update at Land Registry. Please ask the branch for more details.

**view this property online** [williamhbrown.co.uk/Property/WSB127033](https://williamhbrown.co.uk/Property/WSB127033)



#### Property Ref:

WSB127033 - 0004

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.

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.



william h brown



**01945 464451**



[Wisbech@williamhbrown.co.uk](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**