



**Development Site Behind The Chase, Leverington Road
Wisbech PE13 1RX**

Welcome to
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Great Investment opportunity..... Residential development site located with current plans approved and implemented for the erection of 10 Executive houses comprising Three house types which include 4,5 and 6 bedroom homes. Full planing permission can be found under Fenland District Council reference F/YR23/0725. Planning has been implemented and is therefore protected in perpetuity.

The Site is accessible from two separate entrances on 'The chase' and 'Peatlings Lane' therefore the vendor would be open to dividing the site in to two lots of 5 properties creating 2 cul-de-sacs.

Location: Located in the Fenland town of Wisbech and is within commuting distance of Peterborough, King's Lynn and Cambridge. Rail services are available from King's Lynn, Downham Market and Peterborough to Cambridge and London.

Wisbech offers a wide variety of local amenities including the well regarded Wisbech grammar school that is within close proximity, further amenities include The Town Centre within a mile that boasts Shops, supermarket and leisure facilities

Viewing by Appointment only.



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- RESIDENTIAL DEVELOPMENT SITE
- F.D.C PLANNING REFERENCE F/YR23/0725
- ESTABLISHED RESIDENTIAL AREA APPROXIMATELY 1 MILE FROM THE TOWN CENTRE
- ERECTION OF 10 DETACHED EXECUTIVE HOMES
- OFFERED FOR SALE IN FULL OR PART PURCHASE OF THE SITE MAY BE CONSIDERED
- MIXTURE OF 4,5 AND 6 BEDROOM HOUSES

Tenure: Freehold EPC Rating: Exempt

£850,000



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Property Ref:
WSB127212 - 0002

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.

Directions to this property:

At Freedom Bridge Roundabout, take the 1st exit onto towards Leverington / Gorefield, Follow the road and turn right onto The Chase (opposite Harecroft Road turning on the left) and the property will be on the right hand side (North East of No 53).



Please note the marker reflects the postcode not the actual property



william h brown



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