



Old Church Road, Terrington St. John Wisbech PE14 7XA

Welcome to

Old Church Road, Terrington St. John Wisbech

- Outline Planning Approval
- 7 Plots
- Village Location
- Data Link Available
- Call to secure your viewing

Tenure: Freehold EPC Rating: Exempt

offers in the region of
£350,000

Description:

The site benefits from a Outline Planning Approval for the erection of 7 dwellings granted on 15 November 2024. The planning reference number for the consent is 22/00472/O via the Kings Lynn and West Norfolk Planning Portal.

LOCATION: Situated to the west of Old Church Road the site is well located in a central yet rural setting in the idyllic countryside village of Terrington St John which benefits from a selection of local amenities such as surgery, public house, restaurant, pharmacy, takeaway and local store amongst others. Terrington St John is conveniently located just West of the A47 road, which provides effective and efficient travel across the county for those looking to commute.

PLANNING: The site benefits from a Outline Planning Approval for the erection of 7 dwellings granted on 15 November 2024. The planning reference number for the consent is 22/00472/O via the Kings Lynn and West Norfolk Planning Portal.

METHOD OF SALE: The site is for sale by informal tender. Offers should be made in writing via email to: James Rogers. Offers should clearly state not only the sum offered, but the source of funding and timescales in which prospective purchasers would be able to exchange and complete on the purchase. Offers should also include details of any conditions which are attached to the offer.



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Property Ref:

WSB127643 - 0003

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



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk