

**Isle Road, Outwell Wisbech PE14 8TD**

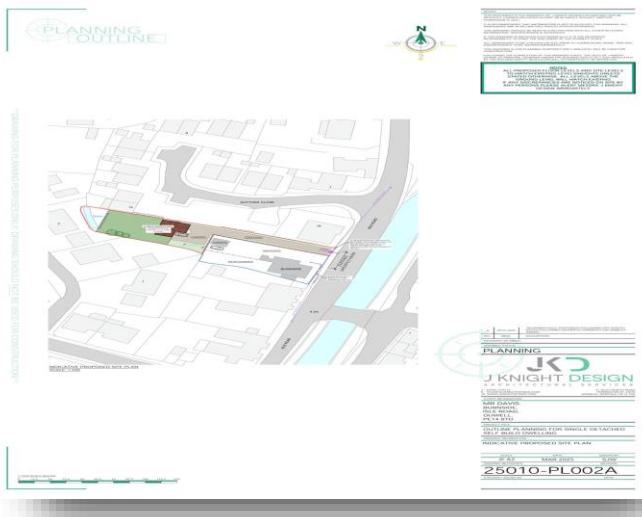
## Welcome to

### Isle Road, Outwell Wisbech

- Self-Build plot with outline planning permission
- Kings Lynn & West Norfolk reference 25/00536/O
- Single storey dwelling
- Central village location
- No onward chain

Tenure: Freehold EPC Rating: Exempt

**£135,000**



#### Agents Note:

"The land is part of a larger title that includes property that is not included in this sale. The creation of a new title for the land being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly."

#### Description:

Set in a peaceful, non-estate location, this superb building plot on Isle Road offers a rare opportunity to create your own self-build detached home, with outline planning permission already granted under King's Lynn & West Norfolk Council reference 25/00536/O.

The plot presents an excellent chance for those seeking to design and construct a bespoke home tailored to their exact requirements and lifestyle. Surrounded by established homes and located close to the village centre, it combines the tranquillity of the village lifestyle with the convenience of nearby local amenities and transport links.

Offered with no onward chain, this site represents a blank canvas for buyers looking to bring an individual home to life in an attractive and well-connected area.

A perfect opportunity to create something special in a desirable, private setting.

**view this property online** [williamhbrown.co.uk/Property/WSB127758](http://williamhbrown.co.uk/Property/WSB127758)

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:

WSB127758 - 0003

william h brown



**01945 464451**



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



**williamhbrown.co.uk**