



**Land To The Rear Of Whitmore Street, Whittlesey
Peterborough PE7 1HE**

welcome to

Land To The Rear Of Whitmore Street, Whittlesey Peterborough

- 3 X 3 BED 2 STOREY TERRACED DWELLING
- FULL PLANNING PERMISSION
- IMAGE SHOWING SITE PLAN WITH RED OUTLINE IS THE FREEHOLD AREA.
- REF: F/YR21/14 24/F
- ASSOCIATED PARKING AREA
- EACH UNIT APPROX 900 SQ FT

Tenure: Freehold EPC Rating: Exempt

offers in excess of
£200,000

An opportunity to acquire a town centre development site with full planning permission for 3 houses located 4.8 miles from the city of Peterborough. Full planning permission to erect 3 x 3 bed 2 storey terraced dwellings with associated parking area was granted on this site on 19th April 2022. Each proposed unit is approximately 900sq ft. The full planning is viewable on the Fenland District Council planning portal using the reference F/YR21/1424/F. The site is located in the northeast corner of what is currently the car park for a local Conservative Club. The freehold area for sale include the 3 terraced units and the associated parking spaces. Rights of access/servicing will be granted across the entrance way.



Access To Services

Enquiries into availability of services are to be made by interested parties. Reasonable rights to service the plot will be granted.

The Development site is located with the centre of Whittlesey, a town 4.8 miles from the City of Peterborough. The site is directly access via a turning off Whitmore Street.

view this property online [williamhbrown.co.uk/Property/YXZ108565](https://www.williamhbrown.co.uk/Property/YXZ108565)



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:
YXZ108565 - 0003

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