



Bells Drove, Welney, Wisbech, Cambs PE14 9TG

Offers Over £125,000

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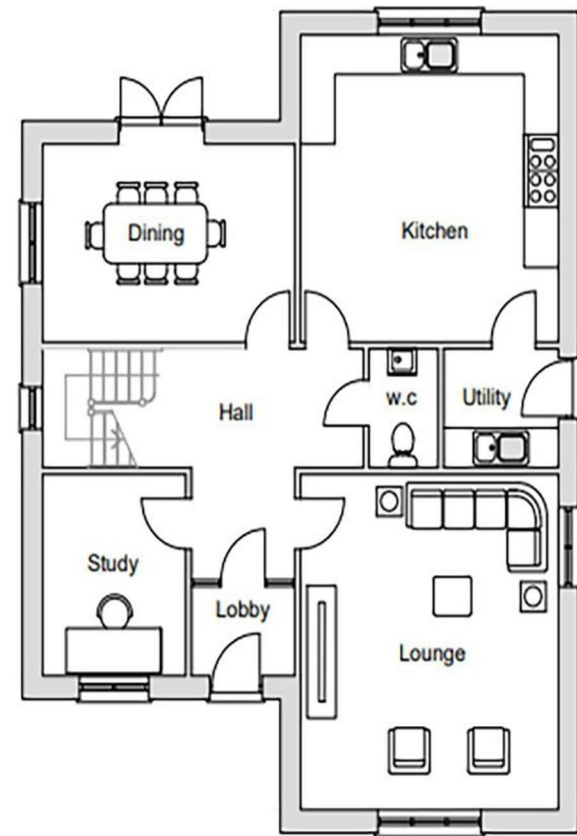
A building plot of approximately 0.15 of an acre with full planning permission to build a four bedroom detached family home close to 1700 sq. ft. The consent provides accommodation comprising four bedrooms with an ensuite and family bathroom, lounge, kitchen, dining room, study and utility room.

Planning reference is 24/00706/FUL and was granted by East Cambridgeshire District Council on 4/2/25.

Please note there are certain standard conditions that can be clarified via the planning portal or on request from the agent. The plot is subject to a Community Infrastructure Levy.

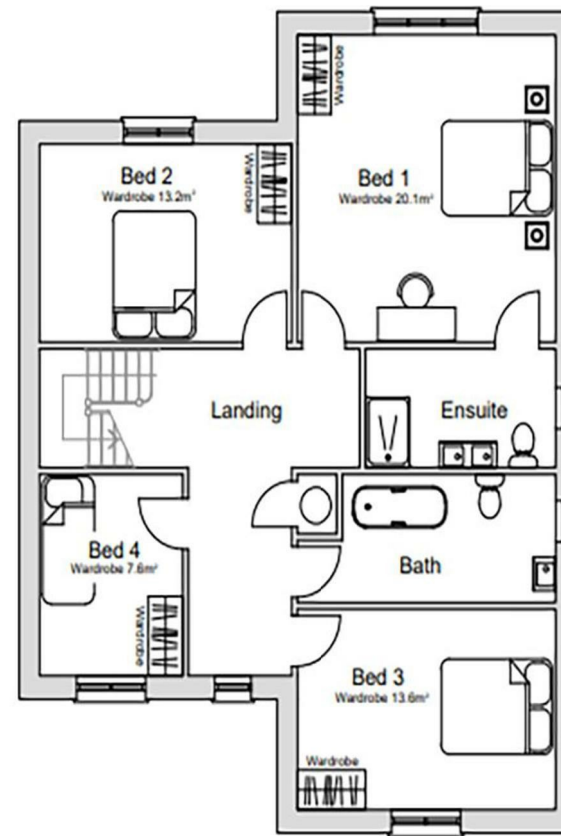


- **Single Building Plot**
- **Planning Permission for a Four Bed Detached Family Home**
- **Rural Location**
- **0.15 acre Plot**



GROUND FLOOR PLAN

Gross Internal Floor Area 89 sq m



FIRST FLOOR PLAN

Gross Internal Floor Area 85 sq m



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



WEST ELEVATION

