

# £295,000

Whitegates , Upwell Road, March, PE15 0DP



**To arrange a viewing call us now on 01354 701000**

Rare 4 acre development opportunity! (STPP) A fantastic opportunity to acquire a substantial 4 acre plot in a sought after semi-rural location. The site currently includes a two bedroom pre-fabricated bungalow, along with a barn, garage, and stables, offering excellent scope for redevelopment. Combining peaceful countryside surroundings with convenient access to local amenities, this versatile plot is ideal for developers, investors, or those looking to create their dream home. No onward chain! Early viewing advised!



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Exceptional 4 acre development opportunity in a desirable semi-rural setting.

An increasingly rare chance to secure a substantial plot of approximately 4 acres (STMS), perfectly positioned within a highly sought-after semi-rural location, offering outstanding potential for redevelopment (STPP).



Currently occupying the site is a two-bedroom pre-fabricated bungalow, now ready for demolition, presenting a true blank canvas for those looking to design and build a bespoke dream home or explore wider development possibilities. The expansive grounds also feature a barn, garage, and stables, providing flexibility for a variety of uses both now and in the future. First area of the barn measuring 13.89m x 11.03m (45'7" x 36'2") and the second part 3.34m x 3.41m (10'11" x 11'2").



Enjoying a peaceful countryside setting while remaining within easy reach of local amenities and transport links, this unique offering combines tranquillity with convenience.

Whether you're a developer, self-builder, or savvy investor, this is a prime opportunity to unlock the full potential of an exceptional site.



Opportunities of this calibre are rarely available-early enquiry is strongly advised. Offered with no onward chain!

Freehold  
Council tax band A



#### Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

#### Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

Ellis Winters also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.

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