



Land To The Rear Of Upwell Road, March
Guide Price £360,000 Freehold

**Sharman
Quinney**

subsequently refined through a Reserved Matters approval (ref: F/YR23/1070/RM), granted on 28th January 2025, which secures consent for a reduced scheme of 4 detached dwellings.

The approved scheme comprises four detached, single-storey bungalows arranged around a shared internal access, with associated parking, turning areas and private amenity space.

Each dwelling is of a consistent design, extending to approximately 1,366 sq ft, together with an integral garage of circa 312 sq ft. The accommodation is well planned, comprising three bedrooms (including an en-suite to the master bedroom), a separate living room, and an open-plan kitchen/dining area.

Agent's Comments

Viewings are strictly by appointment through Sharman Quinney.

The vendors will retain rights of access and servicing over the site to facilitate access to an additional 2 acres of land to the rear, which is excluded from the sale.

Agents note:

This land is part of a larger title that includes other land that are not included in this sale. The creation of a title for the land being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the



Proposed Floor Plan 1:50

necessary steps and advise you accordingly.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional

To view this property call Sharman Quinney on:
01354 661166

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01354 661166

 8 Broad Street, MARCH, Cambridgeshire, PE15 8TG

 march@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRC206944 - 0004

