



MAXEY GROUNDS

development@maxeygrounds.co.uk

01945 428830

Development

£110,000



Ref: 23120E

Plot 2 at Woodhouse Farm Close, Friday Bridge, Wisbech, Cambridgeshire PE14 0HE

Generous building plot extending to 530m², in a scenic rural location just west of Friday Bridge. Reserved Matters planning consent for the erection of a detached Four bedroom chalet-style dwelling with attached Garage.





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LOCATION

The site is pleasantly situated in a rural location west of the Fenland village of Friday Bridge within an exclusive development of barn style properties. Friday Bridge is a village founded on agriculture, which has developed in a largely linear way west and north. One of the village's impressive features is the Water Tower which dominates the village. The clock tower and church are unique features which add to the village's sense of history and character. The village has a modest range of shops including a Tea shop/café, a post office, a church, public house and a community centre. It benefits from a village primary school and community sports field.

Friday Bridge is situated approximately 4 miles from the Market Town of Wisbech and 7 miles east of March and about 20 miles east of Peterborough. Both March and Peterborough benefit from train stations.

PLANNING

Outline Planning Consent was granted by Fenland District Council for the erection of two dwellings involving demolition of existing building under reference F/YR22/1215/O dated 6th June 2023. Reserved Matters planning consent was granted under reference F/YR24/0208/RM dated 6th March 2024, and a further Reserved Matters planning consent has been submitted under reference F/YR26/0407/RM. This plot forms party of the larger site covered by the planning consent. A copy of these consents are available for inspection at our offices or on the planning section of the Council's website.

DIMENSIONS

Plot 2

Frontage	19.0m
Maximum Depth	28.0m

NB The measurements above include an additional area of agricultural land which will be included in the sale of each plot.

The measurements given are approximate and the plots will be sold as marked on site.

SERVICES

Mains water and electricity are understood to be available in the vicinity.

Each plot will need to make its own provisions for private drainage.

Interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies.

ACCESS

Access to the plots will be via an existing shared driveway leading from Jew House Drove. A maintenance contribution to the upkeep of the driveway and shared parking areas will be required.

FENCING

The Buyer will be responsible for fencing their boundaries.

POSSESSION

Vacant possession upon completion of the purchase.

VIEWINGS

Strictly by appointment via the Wisbech Professional Office on 01945 428830. Further details available from Alan Faulkner or development@maxeygrounds.co.uk

DIRECTIONS

From the town centre take the A1101 dual carriageway (Churchill Road) out of Wisbech. At the end of the carriageway carry straight on over the roundabout to stay on the A1101 (Elm High Road). Turn right at the bend next to the China Rose, signed Elm and Friday Bridge (Main Road). Follow the road through Elm and continue onto Fridaybridge Road and then Main Road. Follow the road round to the right and continue out of the village. Where the road bears left continue straight over onto Jew House Drove and the entrance to the plots can be found on the right hand side.

What3Words:///guarding.basic.perch

PARTICULARS PREPARED 1st August 2023

PARTICULARS AMENDED 24th July 2026



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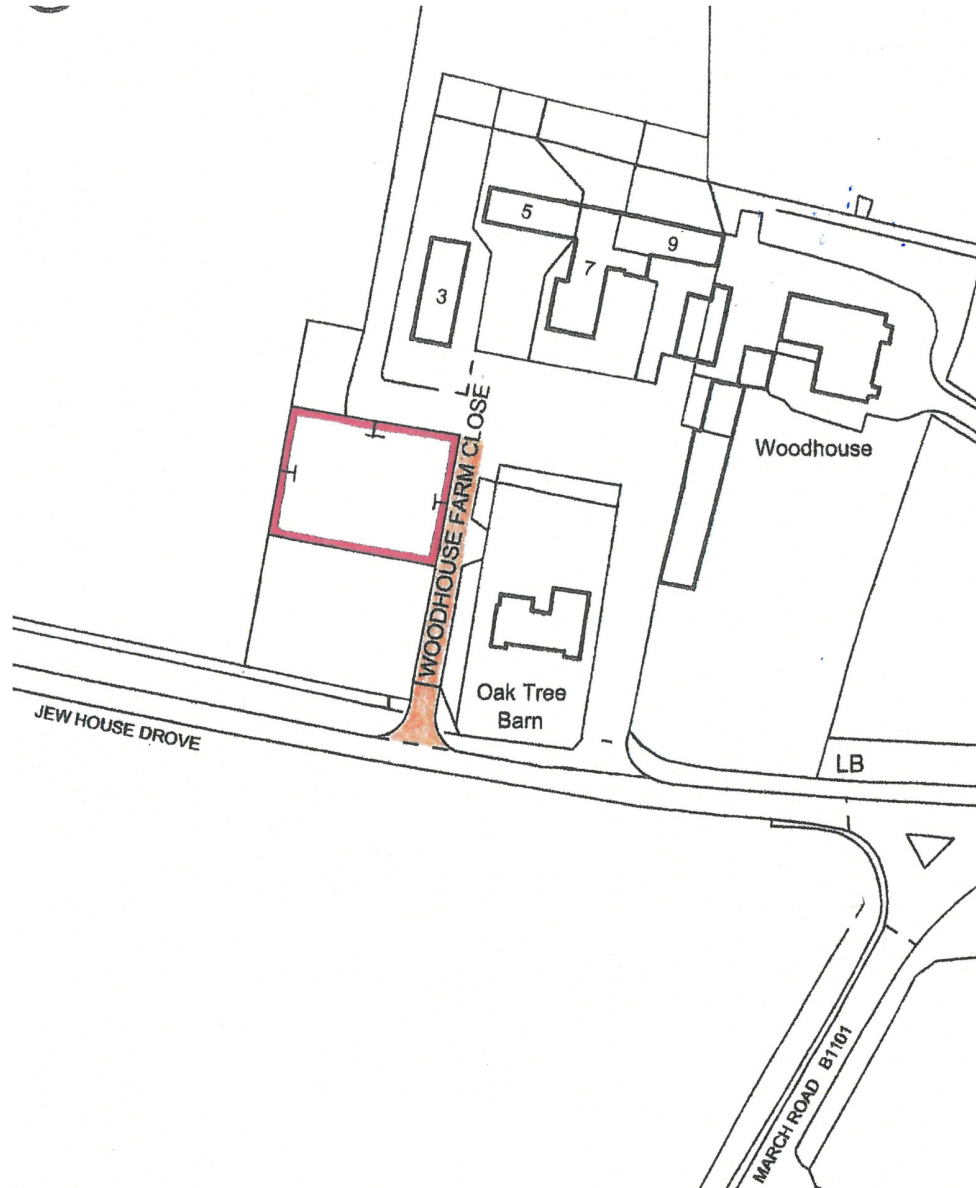


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