



**LAND AT Croft Road, Upwell, WISBECH, PE14 9HQ**



**Welcome to**

**LAND AT Croft Road, Upwell,  
WISBECH**

- Proposed New Build Dwelling
- Three Bedroom Detached House
- Ideal Self build
- Planning Reference - 25/00270/F
- Village Location

Tenure: Freehold EPC Rating: Exempt



**£160,000**

**Agents Note:**

The land/property is part of a larger title that includes land/property that is not included in this sale. The creation of a new title for the land/property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

**Agent Note:**

The proposed development must be constructed for self build and occupied for the first 3 years by the purchaser as confirmed on the planning permission as a condition.

**view this property online** [williamhbrown.co.uk/Property/WSB128066](http://williamhbrown.co.uk/Property/WSB128066)



**Property Ref:**

WSB128066 - 0006

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.



**william h brown**



**01945 464451**



[Wisbech@williamhbrown.co.uk](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)