



# MAXEY GROUNDS

development@maxeygrounds.co.uk

01945 428830

Development

## £125,000 Each



Ref: 25118E

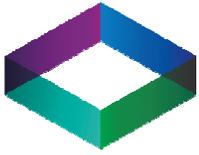
**Plots 1-4 West Of 70 Smeeth Road,  
Marshland St James, Wisbech,  
Cambridgeshire PE14 8JF**

Four Individual Self-Build building plots with Outline Planning permission granted under the Self-build and Custom Housebuilding Act 2015 (As amended) and pleasantly located off Smeeth Road in the West Norfolk village of Marshland St James. The plots are offered For Sale individually or as multiples thereof.



Offices at March and Wisbech

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**LOCATION** The site is prominently situated in a pleasant rural location on Smeeth Road in the sought-after West Norfolk village of Marshland St James and lies approximately 4.5 miles east of Wisbech and 9.0 miles south west of King's Lynn. The village of Marshland St James has a population of around 1,000 and is a peaceful village with a strong community spirit. It features a primary school, a nursery, a village hall for events, and a playing field with a large play area. The local Methodist church has an active children's programme. The surrounding area offers stunning natural beauty and wildlife. Both Wisbech and King's Lynn provide further extensive shopping facilities, Primary and Secondary Schools and Bus Stations with King's Lynn also offering a Train Station. The area is well served by regional and national transport links. The A47 is within easy reach and provides road access to Peterborough, King's Lynn and the popular North Norfolk Coast. The railway station at King's Lynn provides regular services to Ely (36 minutes), Cambridge (58 minutes) and King's Cross (1hr 50 minutes).

**PLANNING** Outline Planning Consent was granted by Borough Council of King's Lynn & West Norfolk for the provision of four self-build dwellings under reference 25/00412/O dated 2<sup>nd</sup> May 2025. A copy of this consent is available for inspection at our offices or on the planning section of the Council's website. An amendment to the layout of the plots has been submitted to the Borough Council and the plots will be sold as shown in that amended plan. The planning consent is granted under the Self-build and Custom Housebuilding Act 2015.

**MEASUREMENTS** Each plot has a frontage of approximately 12.5m (STMS), a rear Width of 11.9m (STMS) and a Maximum Depth of 43.4m (STMS). The plots are sold as marked on site.

**SERVICES** Mains electricity and water are understood to be available for connection. Prospective Buyers should make their own enquiries of the relevant drainage authority and utility companies.

**ACCESS** Each plot will be accessed via a private driveway from Smeeth Road, the construction of which is the responsibility of the Buyer.

**FENCING** Each Buyer will be responsible for fencing their boundaries.

**POSSESSION** Vacant possession upon completion of the purchase.

**VIEWING** For an appointment to view apply to the Agent. For further information please contact Alan Faulkner. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing the property and parties do so entirely at their own risk.

## DIRECTIONS

Take the B198 Lynn Road out of Wisbech and proceed to the A47 roundabout just past Worzals. Take the second exit off and follow the road signed St Pauls Road South. Continue onto Walton Road and turn left onto Smeeth Road where the property can be found on your left hand side after just under 1 mile.

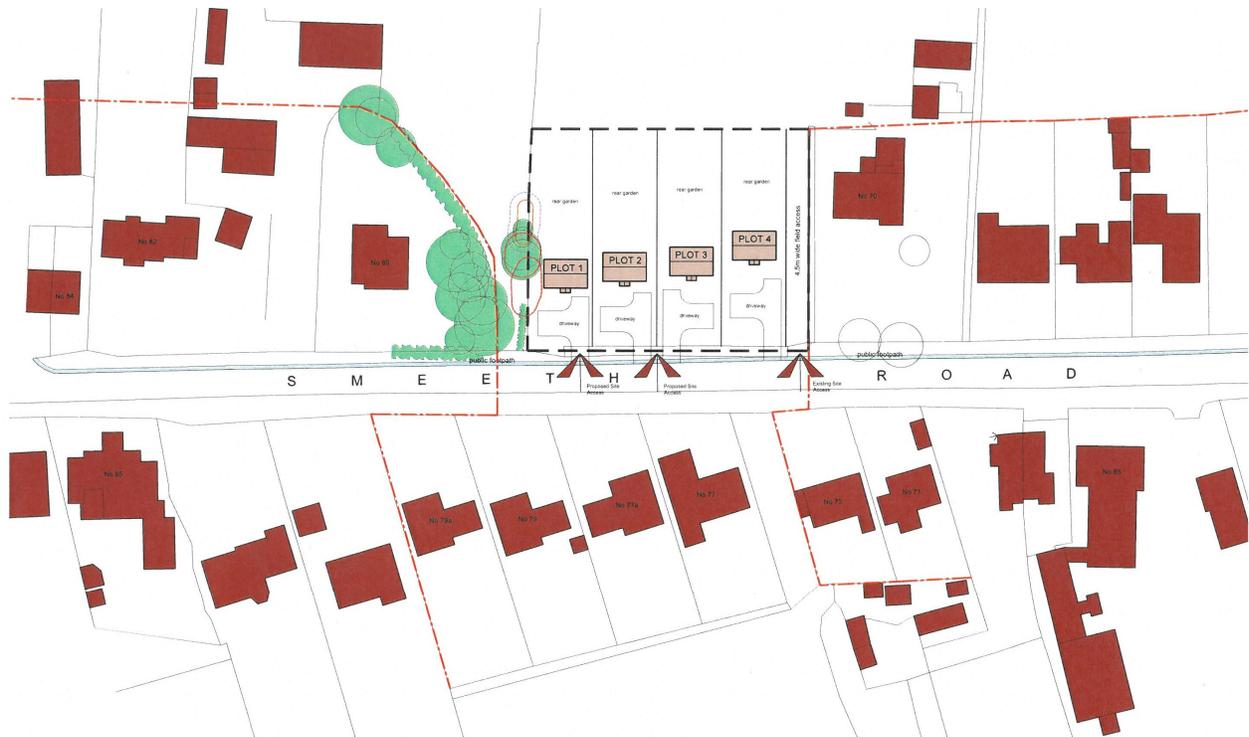
What3Words: ///internal.overjoyed.suddenly

**PARTICULARS PREPARED** 16<sup>th</sup> June 2025

**PARTICULARS AMENDED** 24<sup>th</sup> February 2026



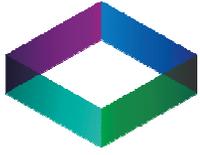
# MAXEY GROUNDS



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For Identification Purposes Only – Do Not Scale

Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.

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