



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

£165,000



Description: Unique opportunity to purchase land with planning permission to demolish the existing barn/buildings and build your new dream home, this generous plot occupies a tranquil setting with no overlooking neighbours to the side or rear. Planning Permission can be found on the Borough Council of Kings Lynn and West Norfolk planning portal under reference 25/00270/F. The scheme proposed will be to demolish existing buildings and the construction of a brand new three bedroom detached house with bathroom, en suite and wet room, further accommodation also includes kitchen diner and a further lounge diner. A new access to the site is to be created

from Back drove. Upwell has amenities including primary school, two pubs, Post Office, shop and fish and chip shop. The towns of Wisbech and Downham market are also nearby which offer a wider range of schooling, amenities and leisure facilities. Additional land is available subject to negotiation which can be agreed at point of sale. An uplift clause will be added should the new purchaser seek alternate planning permission to the current proposal where an increase in value is achieved. A CIL Payment is payable, please ask the office for more information. Viewing by Appointment only.

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



Property Ref:

WSB128066 - 0005

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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