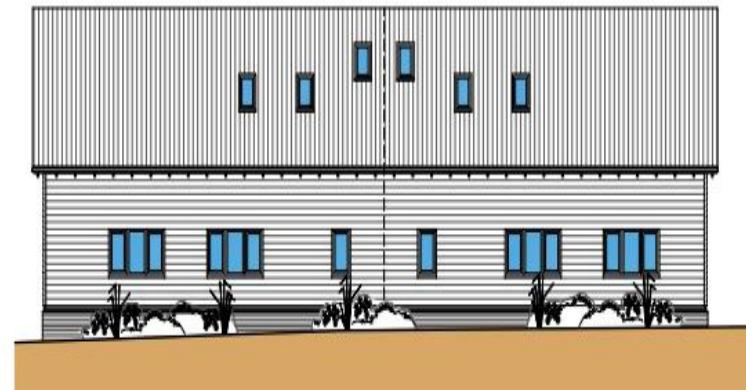
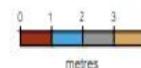


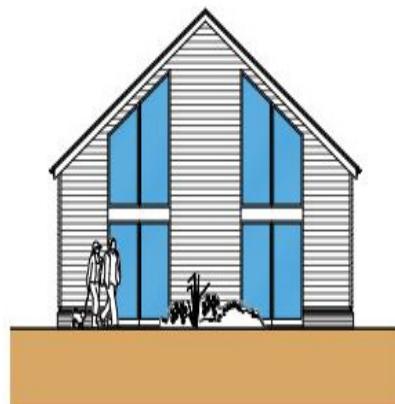
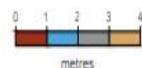
Front Elevation (SW)

Scale: 1:100



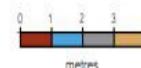
Side Elevation (SE)

Scale: 1:100



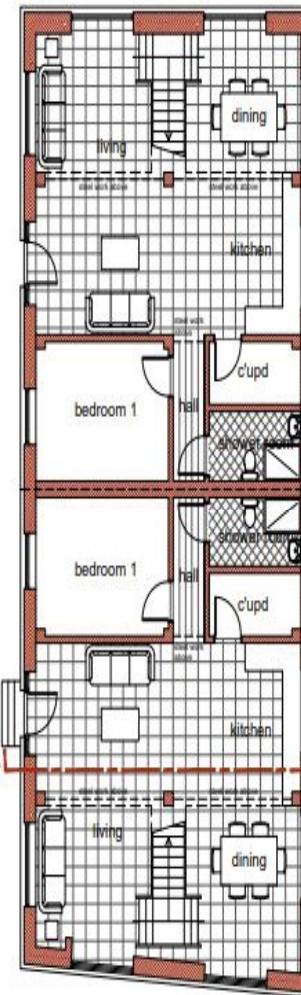
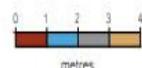
Rear Elevation (NE)

Scale: 1:100



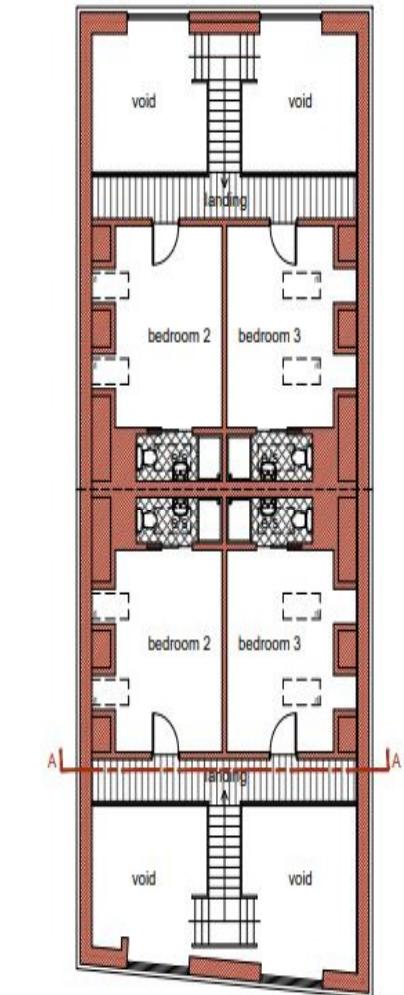
Side Elevation (NW)

Scale: 1:100



Ground Floor Plan

Scale: 1:100



First Floor Plan

Scale: 1:100

**Stow Road, Outwell, Wisbech, PE14 8QL**

welcome to

## **Stow Road, Outwell, Wisbech**

**\*\*DEVELOPMENT POTENTIAL\*\*** A building plot with planning permission granted for the erection of two dwellings, positioned in a rural area within the village of Outwell.

### **Description**

William H Brown are delighted to offer for sale this individual building plot with outline planning permission granted for the construction of two dwellings, set in a rural location within the village of Outwell.

This unique development opportunity is ideally positioned in a peaceful countryside setting, yet remains conveniently located just a 15-minute drive from the bustling town of Downham Market. Here you'll find a wide range of amenities including shops, restaurants, schools, supermarkets, sporting facilities, and a mainline train station with direct services to King's Lynn, Cambridge, and London King's Cross. The nearby market town of Wisbech is also easily accessible, being less than a 20-minute drive away.

Planning permission has been granted under reference 23/00946/F via the Borough Council of King's Lynn & West Norfolk.

Viewings are strictly by appointment only, arranged through William H Brown, Downham Market. For further details or to arrange your visit, please contact us on 01366 387638.

### **Location**

Nestled in the heart of the Fenland countryside, Outwell is a picturesque Norfolk village that perfectly blends rural charm with convenient access to nearby towns. Surrounded by open fields and waterways, the village offers a peaceful setting for those seeking a slower pace of life, yet remains just a short drive from both Downham Market and Wisbech.

Outwell benefits from a close-knit community and local amenities including a primary school, pub, village hall, and playing fields. For commuters, Downham Market's mainline train station provides direct links to King's Lynn, Cambridge, and London King's Cross, making it an ideal location for those working in the city but wanting to retreat to the countryside.



welcome to

## **Stow Road, Outwell, Wisbech**

- Planning granted for the erection of 2 dwellings
- Rural village location
- Close to nearby towns & mainline station
- Self-build/development opportunity
- Planning permission granted ref: 23/00946/F

Tenure: Freehold EPC Rating: Exempt

# **£250,000**

**view this property online** [williamhbrown.co.uk/Property/DHM112498](http://williamhbrown.co.uk/Property/DHM112498)



Property Ref:  
DHM112498 - 0007

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.



**01366 387638**



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,  
PE38 9DE



**williamhbrown.co.uk**