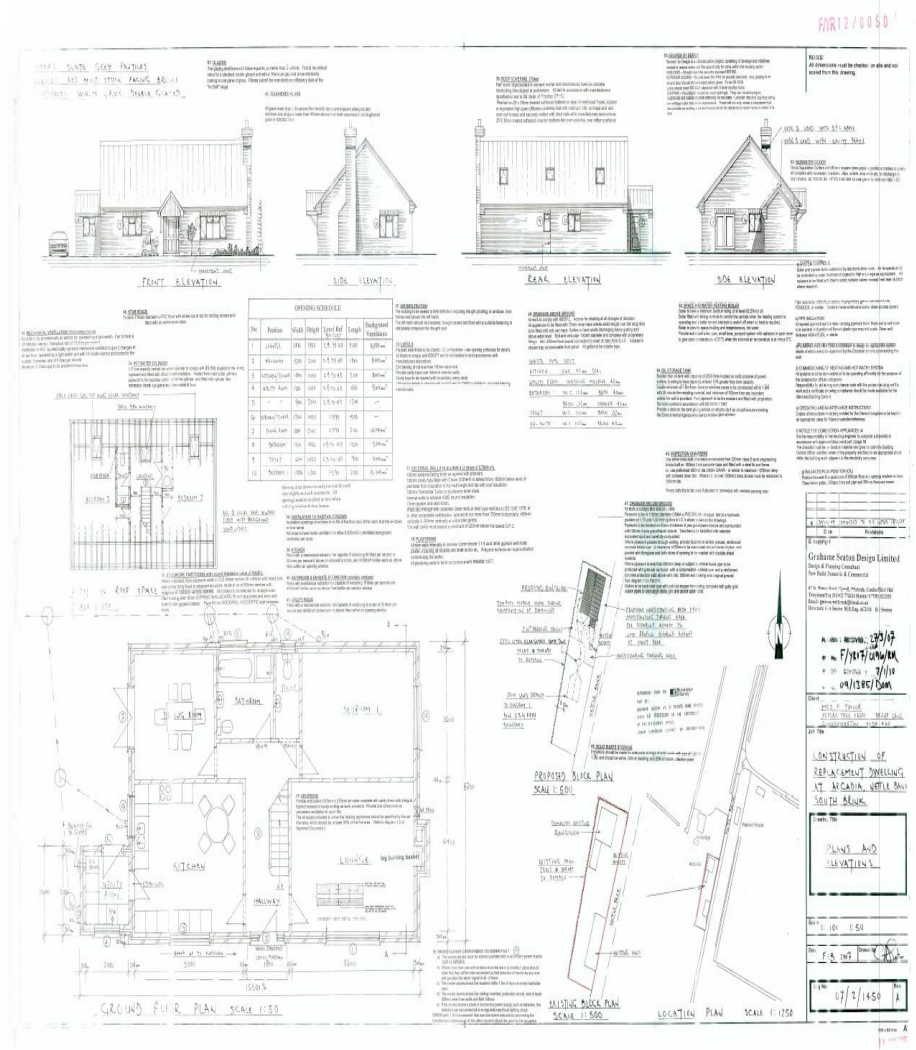




**Nettle Bank, Wisbech PE14 0SA**



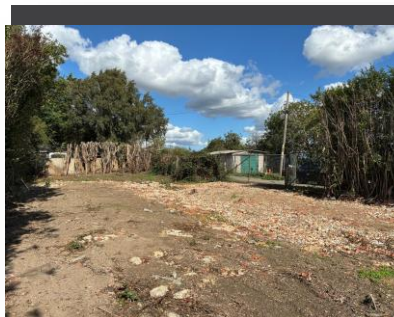
## Welcome to Nettle Bank, Wisbech

- Individual building plot
- Full Planning permission in place
- Fenland District Council reference F/YR12/0050/F

Tenure: Freehold

EPC Rating: Exempt

# £125,000



An individual building plot occupying a rural location on the outskirts of Wisbech, offering an exciting opportunity to create a new three-bedroom family home.

Full planning permission has been granted by Fenland District Council under reference F/YR12/0050/F for the erection of a two-storey, three-bedroom dwelling. The approved proposal involves the demolition of the existing dwelling and shed, together with the siting of a temporary mobile home.

The plot benefits from an impressive road frontage of approximately 52m and extends to a depth of approximately 15m, S.T.S., providing a substantial site for the approved development.

Situated in a rural position whilst being on the outskirts of Wisbech, the plot offers an appealing opportunity for those looking to build a new home in a countryside setting.

Interested parties are advised to make their own enquiries with Fenland District Council regarding the planning permission and approved scheme.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

**view this property online** [williamhbrown.co.uk/Property/WSB129052](http://williamhbrown.co.uk/Property/WSB129052)



Property Ref:

WSB129052 - 0002

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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