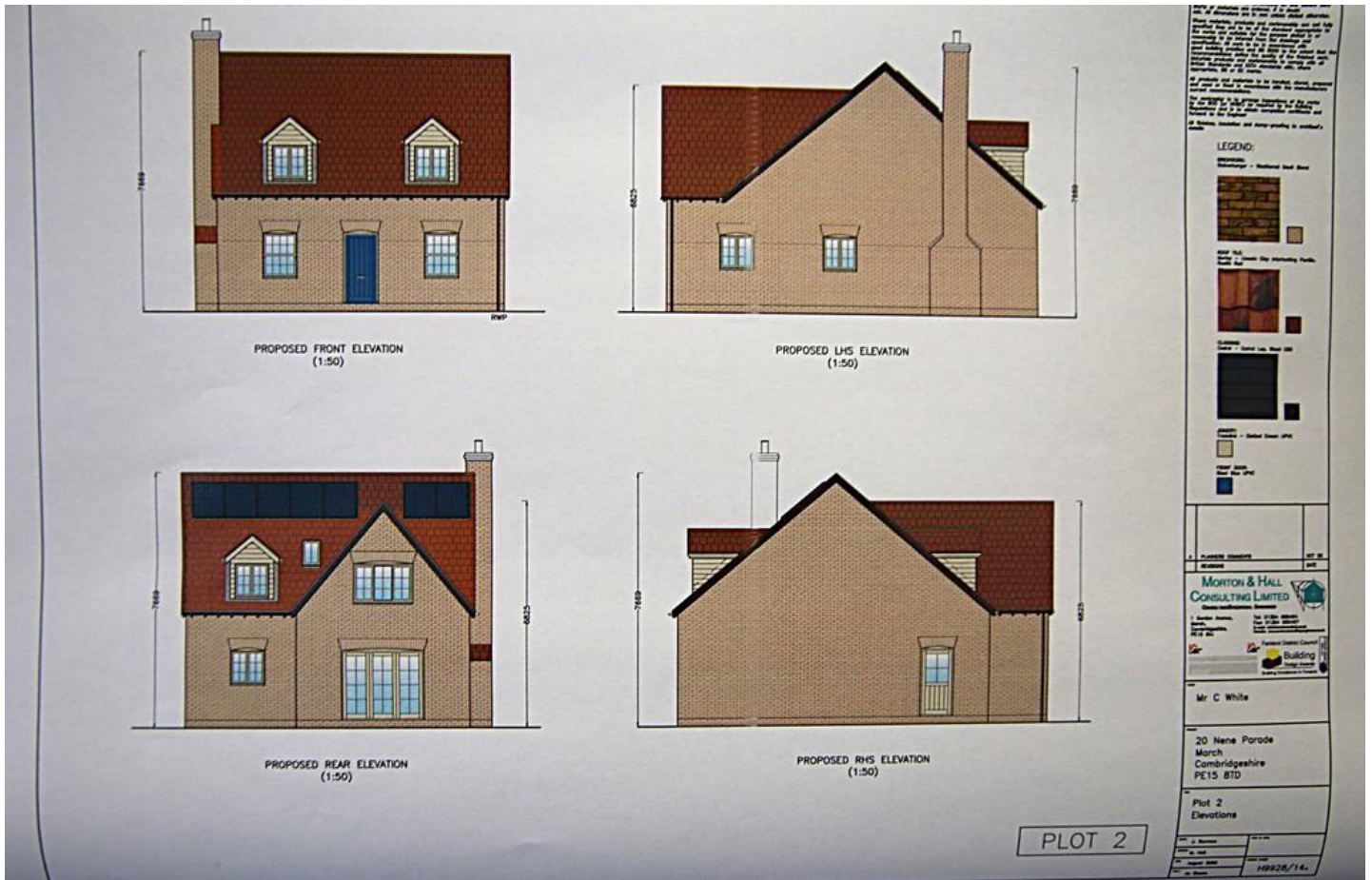


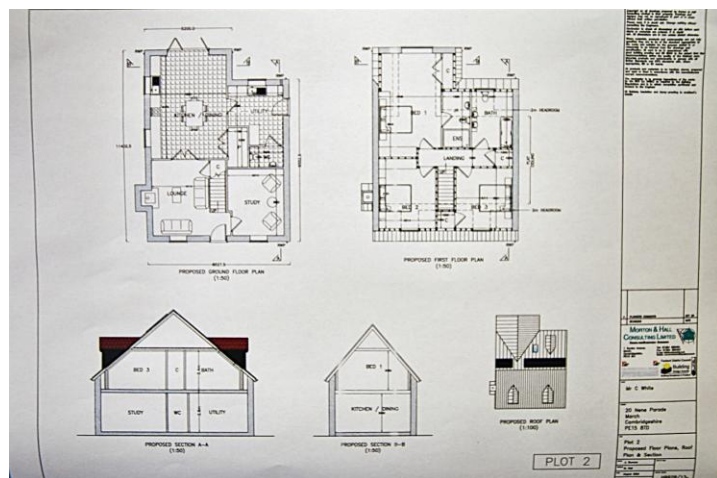
# £140,000

Plot 2 , 20 Nene Parade, March, PE15 8TD



To arrange a viewing call us now on 01354 701000

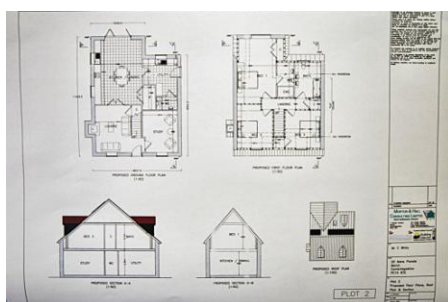
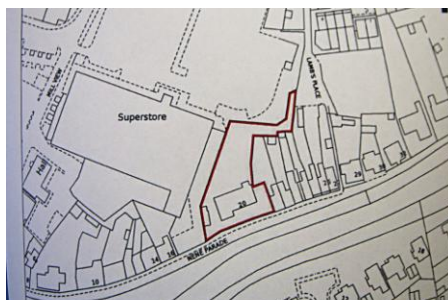
An excellent opportunity for self-builders and developers to acquire a prime residential building plot with planning permission approved for a spacious four bedroom detached home featuring versatile reception space and flexible family accommodation. Conveniently located close to local amenities, the site benefits from a substantial rear garden, approved parking provision, and potential riparian rights to the adjoining riverbank. A fantastic chance to create a bespoke home in an attractive and well-connected setting. Planning Ref: F/YR25/0347/F



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It should be noted that the illustration for the title plan is for the whole site and will be divided should someone purchase one plot only.

#### Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £49 plus VAT per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

#### Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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