£175,000

Land South West of The Ship Inn, Purls Bridge Drove,
Manea, March, Cambridgeshire PE15 0ND



To arrange a viewing call us now on 01354 694900

AN EXCITING DEVELOPMENT OPPORTUNITY WITH RIVERSIDE VIEWS AND FUTURE TOURISM POTENTIAL!

A fantastic opportunity to acquire a riverside development site with planning permission for seven holiday homes, situated in a delightful rural location surrounded by the Fenland countryside and within easy reach of the proposed Doddington/Wimblington reservoir.

Planning permission was originally granted under reference F/YR01/0985/F, dated 8th October 2001, and works have already commenced on site.

£175,000

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Each of the seven plots benefits from a fully pile-driven concrete base, providing a substantial starting point for future development. Timber frames were previously erected on some of the plots; however, these have deteriorated over time and will require replacement.

Electricity and water supplies are already available on site, potentially simplifying future connections, subject to the necessary checks and approvals. The riverbank has also been strengthened, and the site enjoys fabulous riverside views, creating an attractive setting for a holiday retreat.

The location offers exciting potential for the future, being situated in the vicinity of a nature reserve and within reach of the proposed Doddington/Wimblington reservoir, which is anticipated to be developed over the coming years. Once completed, this major project could further enhance the area's appeal as a destination for nature lovers, walkers, anglers and those simply wishing to escape to the countryside.

With the increasing appeal of countryside breaks and waterside retreats, the site offers an interesting opportunity for developers or investors looking to establish a holiday accommodation business in a peaceful rural setting.

A further attractive feature is the absence of seasonal occupancy restrictions, allowing the holiday homes to be occupied throughout all 12 months of the year, subject to the precise terms of the planning permission.

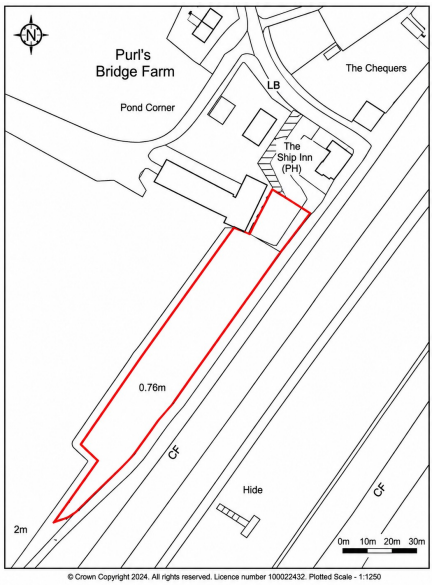
The sellers have also commissioned a flood risk report, and copies of this, together with various planning and supporting documentation, are available upon request.

An opportunity to create a unique riverside holiday development with the potential to benefit from future investment and tourism in the surrounding area.

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 £66.67 plus VAT per transaction (£80 inc VAT), 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.



Development at Purl's Bridge, Manea, Cambs

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