



MAXEY GROUNDS

development@maxeygrounds.co.uk

01945 428830

Development

£120,000



Ref: 23148E

Plot 3, Main Road, Tydd, Wisbech, Cambridgeshire PE13 5QD

Single Building Plot with Full Planning Consent for a detached four bedroom house in a Prominent Rural Location. Additional land available by separate negotiation.





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LOCATION

The site is prominently located on the main A1101 road through Tydd Gote on the border of Cambridgeshire and Lincolnshire. The site lies approximately 4.5 miles north of Wisbech and 3.5 miles south of Long Sutton.

The village of Tydd Gote benefits from a village shop and restaurant, together with Village Hall. Long Sutton and Wisbech provide a wide range of amenities including Doctors Surgeries, Public Houses and Restaurants, shopping facilities and primary and secondary education. The closest primary school to the site is at Tydd St Mary, just $\frac{3}{4}$ of a mile away. The area is well served by regional and national transport links. The A17 at Long Sutton gives road access to Newark, thereby connecting to the A1, and the North Norfolk Coast. The closest railway stations are King's Lynn, March and Peterborough, the latter serving King's Cross with regular high-speed services with journey times from as little as 52 minutes.

PLANNING

The site benefits from two separate planning consents.

Permission in Principle for one dwelling was granted by Fenland District Council on 6th December 2021 under reference F/YR21/1154/PIP.

Full Planning Consent to erect one dwelling (2-storey, 4-bed) was granted by Fenland District Council on 24th April 2026 under reference F/YR26/0149/F.

A copy of the consents are available for inspection at our offices or on the planning section of the Council's website.

MEASUREMENTS

The Plot has a frontage of 21.5m (STMS) and an Average Depth of 33.3m (STMS).

SERVICES

Mains electricity and water are understood to be available for connection. Interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies.

ACCESS

Access to Plot 3 will be via the existing driveway at the south of the site which is to be upgraded.

FENCING

The Buyer will be responsible for fencing the boundaries.

ADDITIONAL LAND

An area of additional land currently laid to grass and extending to 1.77 Acres (STMS) is available for purchase by separate negotiation. This land can be separately accessed from East Road and is shown verged blue on the plan.

POSSESSION

Vacant possession upon completion of the purchase.

VIEWING

The plot can be viewed from the A1101. If you would like access to the site please contact the Wisbech Professional Office on 01945 428830. Further details from Alan Faulkner.

The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Cultivated or uncultivated land is, by its nature, likely to be uneven with possible trip hazards. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing the land and parties do so entirely at their own risk.

DIRECTIONS

From Wisbech proceed north along the A1101. After approximately four and a half miles cross over the North Level Main Drain and the plots can be found on the right hand side.

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PARTICULARS PREPARED

13th October 2026



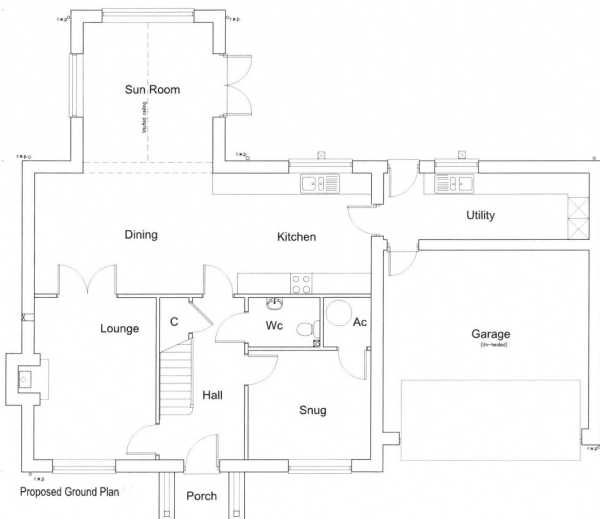
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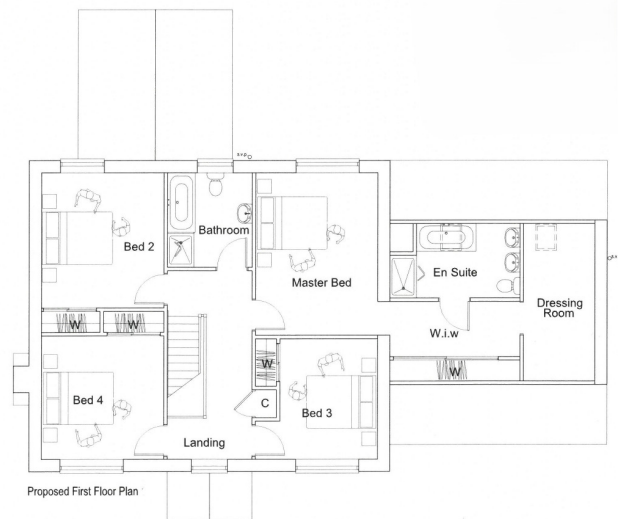
Proposed Front (West) Elevation



Proposed Rear (East) Elevation



Proposed Ground Plan



Proposed First Floor Plan



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Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.

Offices at March and Wisbech

www.maxeygrounds.co.uk