



# MAXEY GROUNDS

development@maxeygrounds.co.uk

01354 602030

Development

## £525,000



Ref: 25196E

### **Development Site at 16 London Road, Chatteris, Cambridgeshire PE16 6AS**

A Residential Development site with Full Planning Consent for five dwellings conveniently located close to the centre of the Fenland Market Town of Chatteris and extending to approximately 0.68 Hectare (1.67 Acres) Subject to Measured Survey. The site is offered For Sale as a Whole.



Offices at March and Wisbech

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### LOCATION

The site is conveniently located on London Road, approximately 0.3 mile from the centre of Chatteris.

Chatteris lies approximately 7 miles south of March, 12 miles west of Ely, 24 miles north of Cambridge and 18 miles southeast of Peterborough. The town is well served by transport links, sitting at the junction of the A141 and A142.

March and Ely both benefit from a train station providing regular access links into Stansted airport, London, Cambridge and Peterborough. Chatteris Town has an array of amenities including primary and secondary schools, doctor's surgery, leisure centre, two supermarkets and welcoming pubs and restaurants to suit the whole family.

### PLANNING

Full Planning Consent was granted by Fenland District Council under Reference F/YR24/0237/F on 22<sup>nd</sup> October 2025.

This consent provides for the erection of five dwellings. The site being offered For Sale includes the access roadway, over which a Right of Way will be retained in favour of 16 London Road.

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

### MEASUREMENTS

The site extends to 0.68 Hectare (1.67 Acres) Subject to Measured Survey. These measurements are approximate and the site is sold as marked on site.

### SERVICES

All mains services are understood to be available for connection in the vicinity. The Buyer will be responsible for the costs associated with establishing connections to the site and interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies.

### ACCESS

Access to the site will be from London Road, with the Buyer responsible for installing the access roadway as set out in the approved plans.

### BOUNDARY TREATMENTS

The Buyer will be responsible for the provision of any necessary structures or planting along the boundaries.

### METHOD OF SALE

The site is offered For Sale as a Whole Freehold, with Vacant Possession upon completion of the purchase.

### VIEWINGS

Strictly by appointment with the Agent. For further information please contact Alan Faulkner at our March Professional office on 01354 602030.

### DIRECTIONS

From the centre of Chatteris proceed south on London Road (B1050). The site can be found on the right hand side just before Fortrey Court. What3Words: ///wager.walled.veto

### PARTICULARS PREPARED

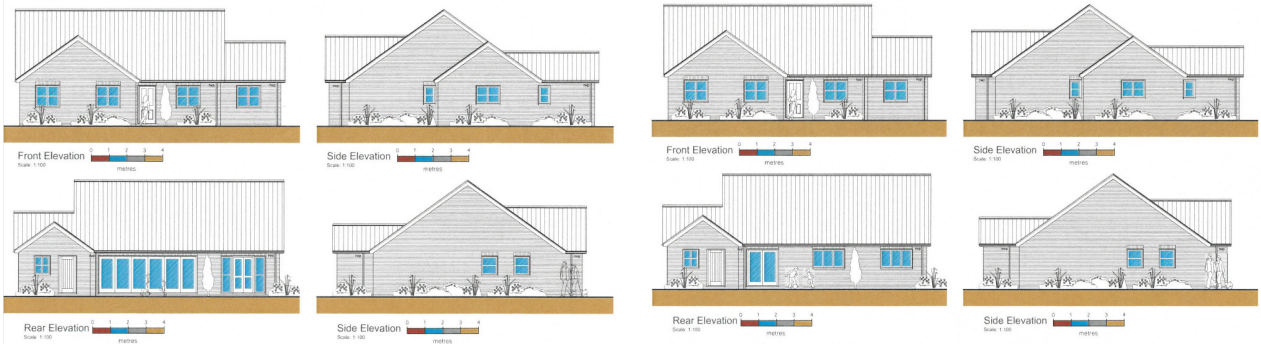
17<sup>th</sup> November 2025

### PARTICULARS AMENDED

10<sup>th</sup> April 2026



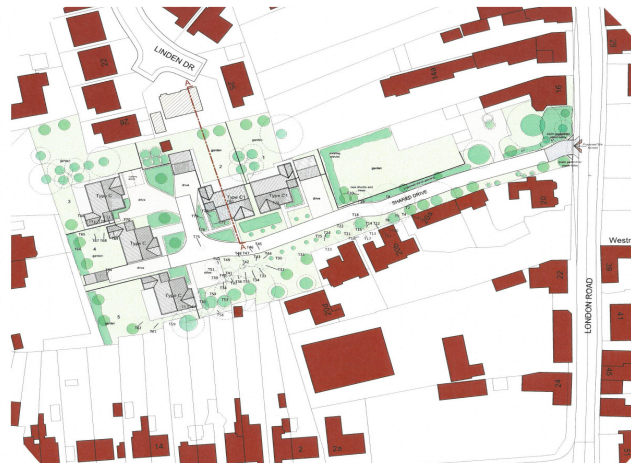
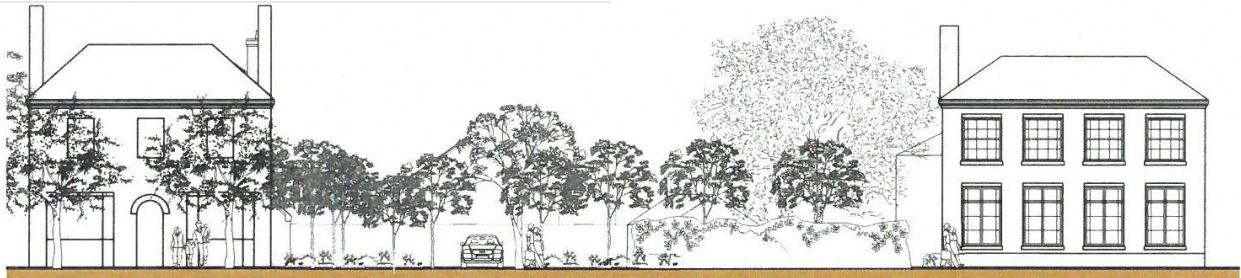
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Floor Plan  
Scale 1:100  
Type C Plots 3 - 5 -  
Plots 3 handed



Floor Plan  
Scale 1:100  
Type C Plots 1 - 2 -  
Plot 2 handed



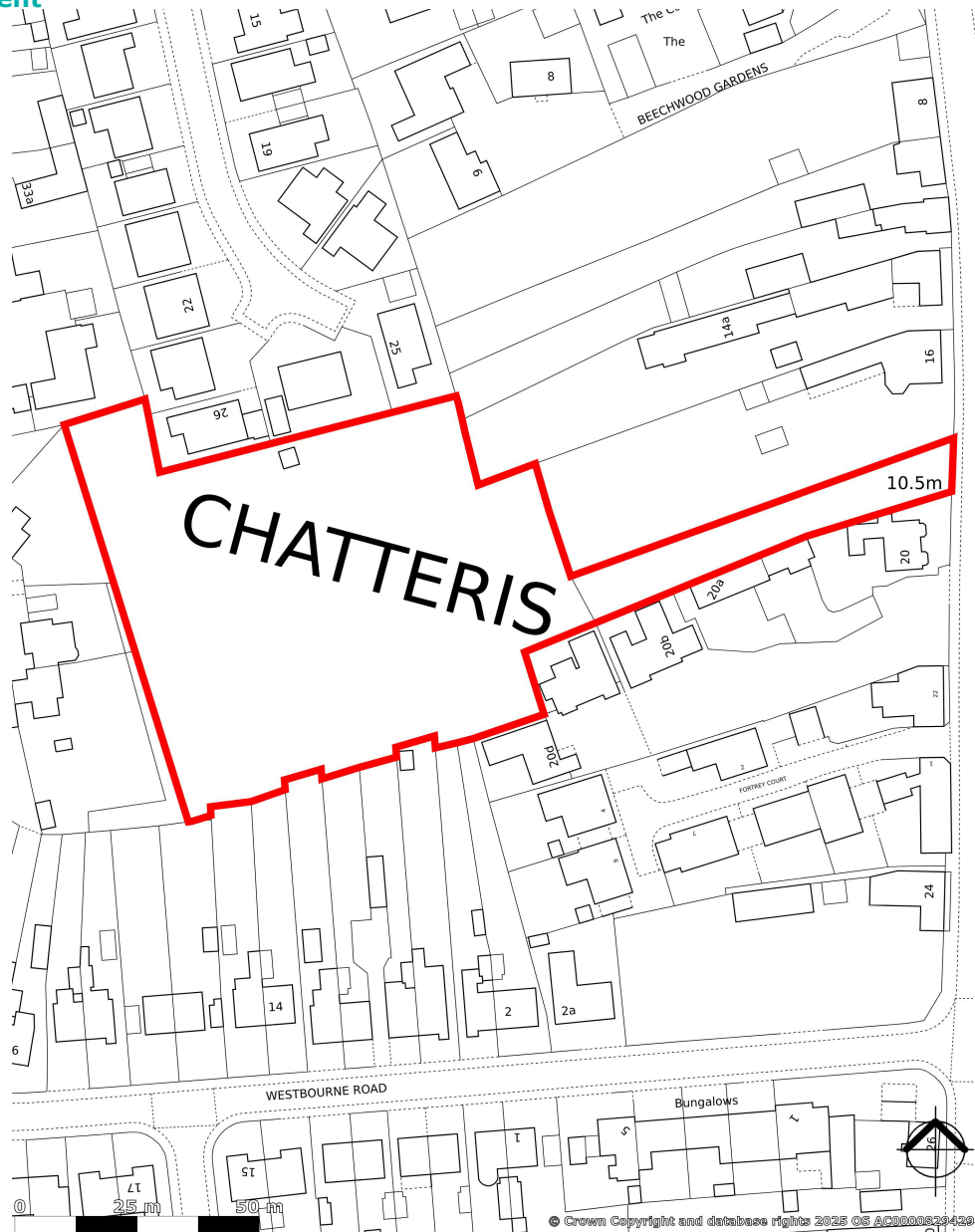


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For Identification Purposes Only – Do Not Scale

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.

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