



MAXEY GROUNDS

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01945 428830

Development



Ref: 23148E

Building Plots at Main Road, Tydd, Wisbech, Cambridgeshire PE13 5QD

- **Three Individual Building Plots**
- **Each with Planning Consent**
- **Prominent Rural Location**
- **For Sale Individually**
- **Additional Land Available by Separate Negotiation**
- **Asking Price: £140,000 Each Plot**





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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. This consent covers Plot 3.

Full Planning Consent to erect two dwellings (2-storey, 4-bed) was granted by Fenland District Council on 22nd November 2022 under reference F/YR22/1035/F. This consent covers Plots 1 and 2.

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

MEASUREMENTS Each 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 Plots 1 and 2 will be via a shared driveway to be constructed leading directly off the A1101. In the event that these two plots are sold separately, the buyer of the first plot will be required to construct the access driveway. Access to Plot 3 will be via the existing driveway at the south of the site. A Right of Way will be reserved over this driveway in favour of the Telephone Exchange.

FENCING Each Buyer will be responsible for fencing their 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 plots 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.

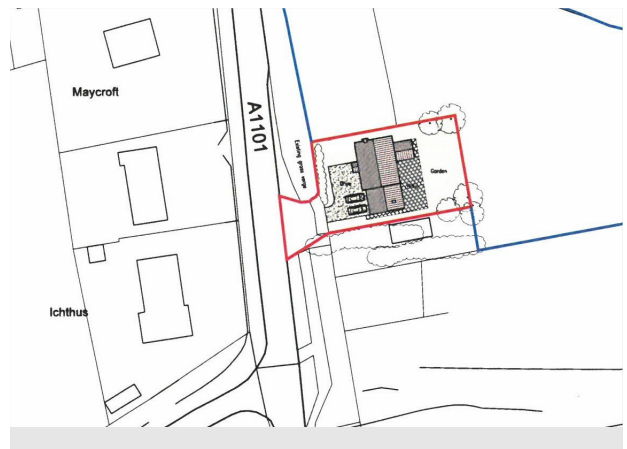
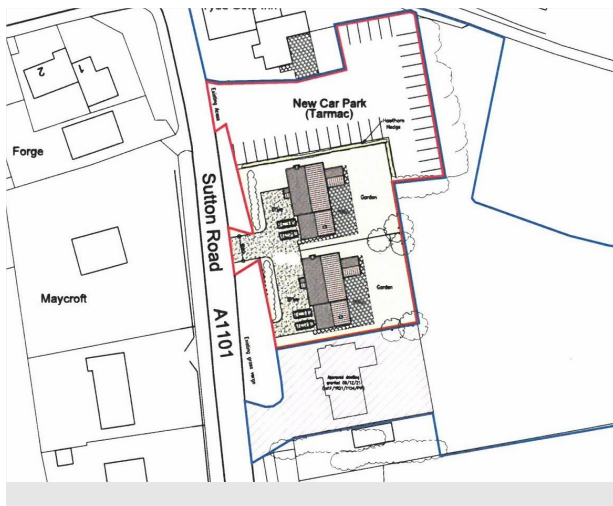
DIRECTIONS From Wisbech proceed north along the A1101. After approximately four and a half miles cross over the North Level Main Drain and the plots can be found on the right hand side.

What3Words: ///bottom.puncture.marzipan

PARTICULARS PREPARED 27th October 2023



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For Identification Purposes Only – Do Not Scale



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Offices at March and Wisbech

www.maxeygrounds.co.uk