



MAXEY
GROUNDS

development@maxeygrounds.co.uk

01945 428830

Development

Guide Price £500,000



Ref: 22251

**Land at, Chapel Avenue, Wisbech St. Mary,
Wisbech, PE13 4RD**

Residential Development Site in the centre of Wisbech St Mary, with outline planning consent for up to 9 dwellings. Site comprises 0.98 Ha (STMS) with consent plus an additional 0.3Ha (STMS) of adjoining land to the north. Access is from Chapel Avenue. No S106 requirements.





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DESCRIPTION A Residential Development Site of 0.98 Ha (STMS) together with an additional adjoining 0.3 Ha (STMS) of land in the centre of Wisbech St Mary, with Outline Planning Consent for up to 9 dwellings with No S106 requirements attached.

LOCATION The site is situated in the heart of the village, with access from Chapel Avenue, in close proximity to the Primary School, Playing Fields, Local Shops and other village facilities, which are all within walking distance.

PLANNING Outline Planning Consent was approved under ref F/YR23/0512/O by Fenland District Council on 13th December 2023 for up to nine dwellings. There is no S106 agreement attached to the consent. A copy of the consent is available for inspection on request or can be downloaded from the council website. The indicative layout plan submitted with the application is reproduced on these particulars.

SERVICES It is understood that mains Water Electricity and Drainage are available to the site, but prospective purchasers should make their own enquiries of the relevant utilities.

DEVELOPMENT OVERAGE COVENANT The land outside the existing consent, verged blue on the location plan, is included in the sale but subject to a development overage covenant

reserving 50% of any uplift in value resulting from consent on this land for residential or commercial value to the vendor for a period of 20 years.

METHOD OF SALE The property is for sale freehold with vacant possession, and offers are invited around the guide price level. Prospective purchaser will be expected to demonstrate funding availability for the purchase.

DIRECTIONS Chapel Avenue is on the northern side of High Road Wisbech St Mary, close to the junction with Church Road. The land is at the far end of Chapel Avenue.

PARTICULARS PREPARED 3rd January 2024



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SITE PLAN 1:500(0.984Ha)
INDICATIVE ONLY





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ASK FOR DETAILS OF HOW WE CAN HELP YOU



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.