



MAXEY GROUNDS

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01945 428830

Development Sales

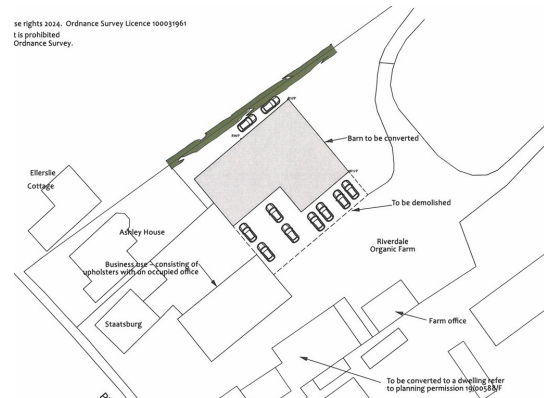
£250,000



Ref: 24137E

Barn Conversion, Pius Drove, Upwell, Wisbech, Cambridgeshire PE14 9AL

A rare opportunity to acquire an agricultural building benefitting from Prior Approval under Class Q for conversion to five residential units. The property is conveniently located in the West Norfolk village of Upwell.





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LOCATION The property is located on the north east side of Pius Drove in the popular West Norfolk village of Upwell. Upwell is an historic village with a population of around 3,000 people and lies between Wisbech and Downham Market.

DESCRIPTION An L-shaped agricultural barn of steel frame construction with concrete floor and profiled sheet steel walls and roof extending to approximately 372.8m² (Subject to Measured Survey). Front canopy and concrete apron.

PLANNING Approval for five residential dwellings under Class Q of the Town and Country Planning (General Permitted Development (England) Order 2015 was confirmed by the Borough Council of King's Lynn and West Norfolk on 25th July 2024 under Reference 24/01027/PACU3. The approved plans provide for five two storey dwellings with four being 2 Bedroom and one being 3 Bedroom. Copies of the plans are available on the Borough Council website or from the Agent. Whilst the Borough Council of King's Lynn and West Norfolk has adopted CIL, they have confirmed that this development will not require a CIL payment if carried out as currently approved.

POSSESSION The property is offered For Sale Freehold with Vacant Possession upon completion.

BOUNDARIES The plan is for illustrative purposes only. The Buyer will be deemed to have full knowledge of all boundaries.

ACCESS Access to the property will be via a right of way over the existing driveway to be shared with the farm and others.

PLAN AND AREAS This Brochure has been prepared as accurately as possible, based upon Ordnance Survey plans. The plan has been prepared for Identification Purposes only and, although they are believed to be correct, their accuracy is not guaranteed.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY The property is offered subject to all existing rights, including rights of way whether private or public, light, support, drainage, water and electricity supply and other rights, easements, quasi easements and all wayleaves whether referred to or not in this Brochure.

VIEWING Viewing is strictly by appointment with the Agent. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing the property and parties do so entirely at their own risk.

AGENT'S NOTES

1. The approved plans provide for the demolition of part of the front canopy together with the adjoining building. This work is to be carried out by the Buyer at their own expense.
2. The separation of the current electricity and water supply to the building from the retained yard will be at the expense of the Buyer.

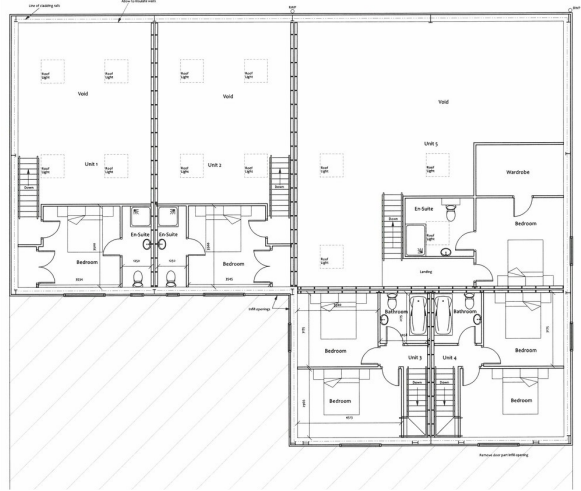
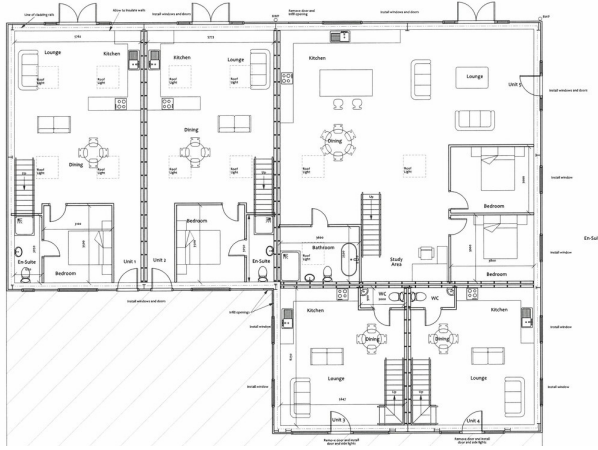
DIRECTIONS From Wisbech take the A1101 south out of Wisbech sign posted Ely. Follow the road to Outwell and at the mini roundabout just past Bloom & Wake's garage take the third exit (A1101) towards Upwell and Welney. Follow this road through Outwell to Upwell and take the turning on your right sign posted Friday Bridge. The property can be found on the right hand side.

What3Words: ///general.brink.trio

BROCHURE PREPARED 4th September 2024



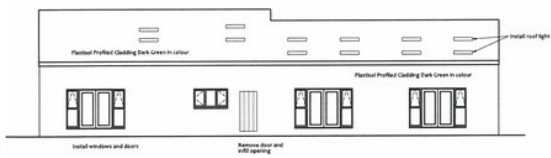
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Front Elevation



Side Elevation



Rear Elevation



Side Elevation

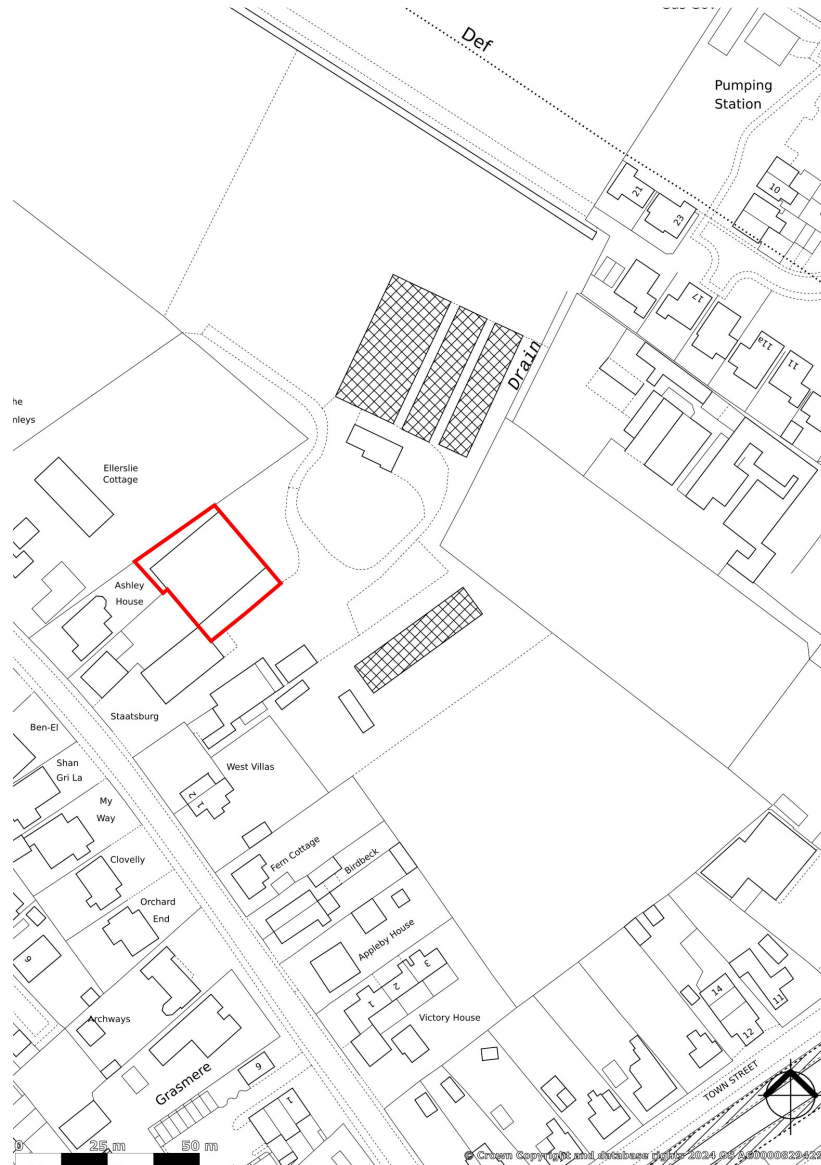


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For Identification Purposes Only – Do Not Scale



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.

Offices at March and Wisbech

www.maxeygrounds.co.uk