

development@maxeygrounds.co.uk 01945 428830

Development

Offers around £250,000



Ref: 20036

Four Building Plots east of Main Street, Welney, Wisbech PE14 9RB

4 Building Plots facing the Old Bedford River and with outlook over the Ouse Washes.

Outline Planning consent has been granted under reference 18/00934/O for 4 detached houses on the site, with access from Main Street, and the site is for sale as a whole.





development@maxeygrounds.co.uk 01354 602030

Development DESCRIPTION

Building Plots facing the Old Bedford River and with outlook over the Ouse Washes.

Outline Planning consent has been granted for 4 detached houses on the edge of the village, with access from Main Street, and these are for sale as a whole.

DIMENSIONS

Each Plot is approximately 12 m wide and 25 m deep. The site boundaries will be staked out prior to exchange of contracts.

The access roadway will be retained by the vendor with a right of way, rights for services and rights to improve this roadway granted.

PLANNING

Outline Planning Consent has been approved by the Borough Council of Kings Lynn & West Norfolk dated 12th February 2020 for 4 detached dwellings on the site.

A copy of the planning consent is available for inspection at our office or on the Council website.

The site also forms part of allocation G113.1 in the Borough Council of King's Lynn and West Norfolk Site Allocations and Development Management Policies Plan (2016).

Access to the site is either via Bedford Bank or via a private roadway to the proposed parking at the rear of each plot.

Planning consent is subject to a section 106 agreement relating to a contribution in lieu of affordable housing.

METHOD OF SALE

The plots are for sale as a whole. The freehold of the site is for sale with vacant possession upon completion.

The developer will assume responsibility for S106 payments, installation of services and access improvements.

FENCING

The purchaser will be responsible for fencing all boundaries.

SERVICES

Mains Water, Electricity and Drainage are understood to be available for connection.

Prospective purchasers should make their own enquiries of the various utility companies.

We understand that a power cable runs above the site which is considered likely to need to be relocated to facilitate development.

We also understand that an underground electricity cable also runs across the Western side of the site. The deed of grant includes provision for this cable to be moved to facilitate development. This would be at the purchaser's cost.

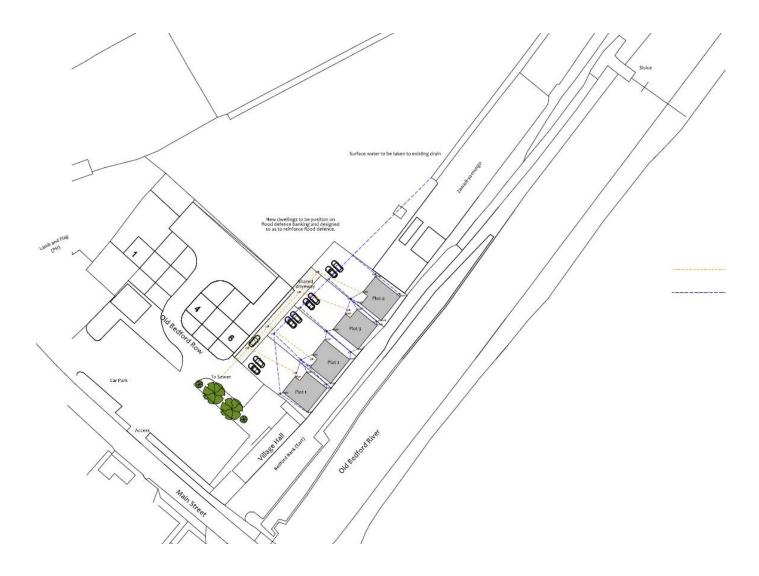
DIRECTIONS

Welney is a village on the A1101 about 12 miles south of Wisbech and 10 miles north of Ely. The site is on the southern side of the village with access adjoining the bridge leading to the Ouse Washes, just south of the Lamb & Flag Public House.

PARTICULARS PREPARED

Particulars amended 16th December 2022





THIS PLAN IS NOT TO SCALE AND IS FOR IDENTIFICATION PURPOSES ONLY.







River Frontage

Old Bedford River and River Delph





Sluice The Washes



development@maxeygrounds.co.uk 01945 428830

Development

MAXEY GROUNDS & CO LLP ARE QUALIFIED AND EXPERIENCED CHARTERED SURVEYORS, AUCTIONEERS, VALUERS, LAND & ESTATE AGENTS PROVIDING A PROFESSIONAL SERVICE DEALING WITH RESIDENTIAL, AGRICULTURAL, RETAIL, INDUSTRIAL, OFFICE AND DEVELOPMENT PROPERTY INCLUDING:

- SALES, LETTINGS AND PURCHASES
- VALUATIONS FOR ALL PURPOSES
- LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES
- RENT REVIEWS AND LEASE RENEWALS
- PLANNING ADVICE, APPLICATIONS AND APPEALS
- RATING AND TAXATION VALUATIONS
- COMPENSATION CLAIMS
- EXPERT WITNESS REPORTS
- AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES
- LICENSED PROPERTY AND PUBLIC HOUSE TRANSFER VALUATIONS

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 go od 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.