



MAXEY GROUNDS

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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.





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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



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



MAXEY
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River Frontage



Old Bedford River and River Delph



Sluice



The Washes



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