



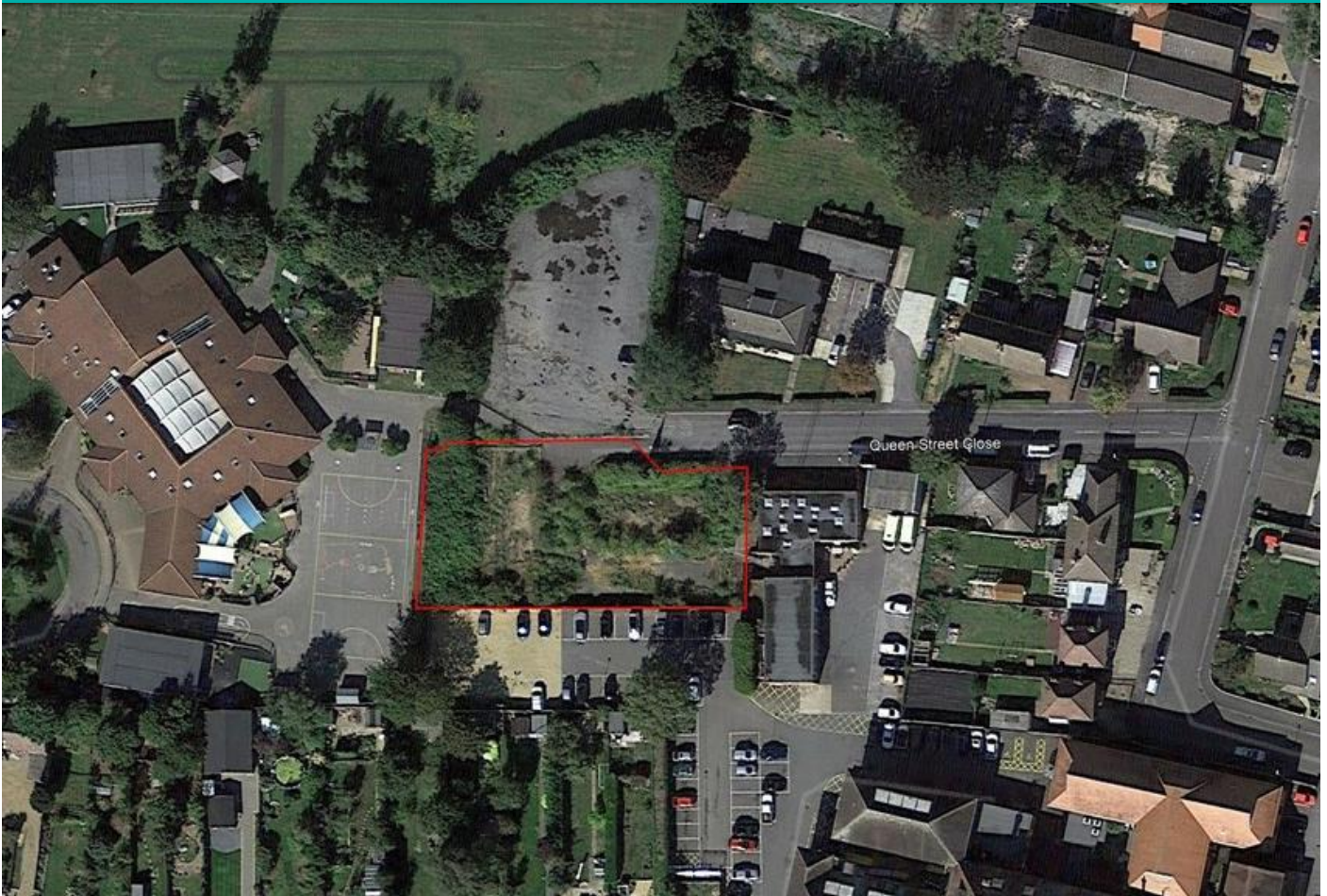
MAXEY
GROUNDS

development@maxeygrounds.co.uk

01354 602030

Development

Guide Price: £500,000



Ref: 1774

**Development Land at, Queen Street Close,
March, Cambridgeshire, PE15 8NQ**

- Residential Development Opportunity
- Planning Permission Implemented
- Total of 10 Units
- 10 x 3 Bedroom Dwellings
- No Affordable Housing Requirement
- Close to Railway Station





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LOCATION The site is located within walking distance of the town centre of the Fenland Town of March.

March is the administrative centre for Fenland and has good transport links to Peterborough, Kings Lynn, Cambridge and Ely.

March is located approximately 10.7 miles south of Wisbech, approximately 18.8 miles east of Peterborough and approximately 31.2 miles north of Cambridge.

THE SITE The site extends to approximately 0.13 Hectare (0.33 Acre) and has a maximum width of approximately 57m and a maximum depth of approximately 30m. The site has direct frontage to Queen Street Close of some approximately 13m.

The site had been previously occupied by a mobile building which has now been demolished, and the site left in a reasonably clear and level condition, but will be taken as found by prospective purchasers.

Queen Street Close is a mixed use residential and office area close to the rail station.

PLANNING Outline planning consent for residential development of the site was granted on appeal, under appeal reference APP/D0515/A/11/2160783, dated the 8th July 2011, following application reference F/YR11/0388/O with Reserved Matters Approval under Reference F/YR14/0886/RM and a variation of Condition Consent F/YR17/0685/VOC providing for 10 three storey

3 bed houses. Confirmation has been obtained via Ref F/YR17/0433/ENQDIS that consent has been implemented. All relevant planning documents can be viewed on the Fenland District Council public access portal.

There is no affordable housing requirement or other S106 obligations under the consent.

The layout includes the provision of a turn hammerhead - the owner of the land necessary for this outside the site boundary is Cambridgeshire County Council with whom there is agreement for installation of this hammerhead as an extension of the adopted road.

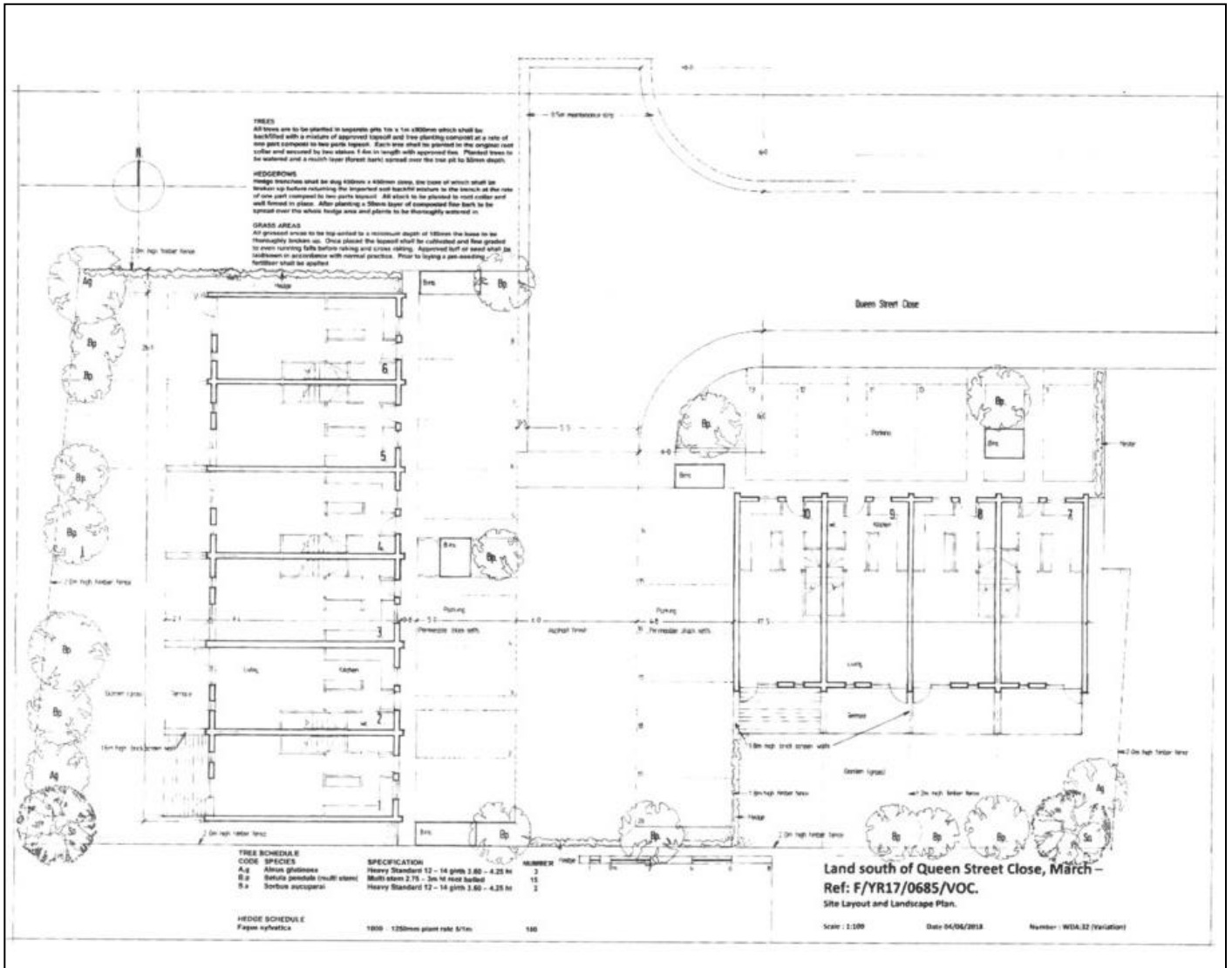
SERVICES No specific enquiries have been made of the service providers, but it is understood that connections for mains water, electricity, gas and drainage are available in the immediate vicinity of the plot of land. Interested parties should, however, make their own enquiries of the supply companies concerned.

DIRECTIONS From our March Professional office turn left onto Market Place and then right onto High Street. Continue onto Broad Street and at the traffic lights, turn right and follow the road onto Station Road. Proceed for around half a mile and then turn left into Queens Street, follow the road and then turn left into Queen Street Close where the property can be found after a short distance on the left hand side.

PARTICULARS PREPARED 1st June 2021



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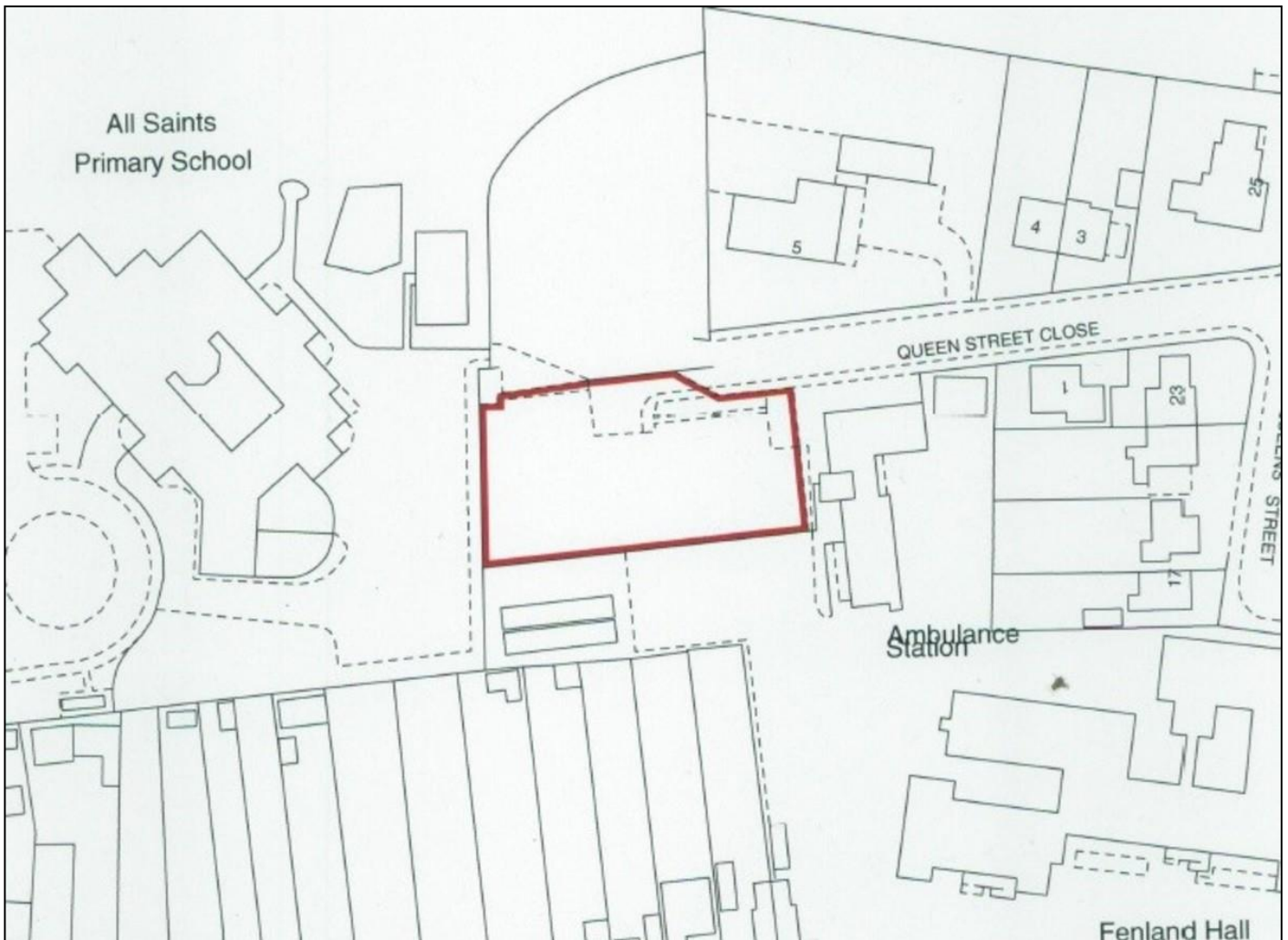


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