



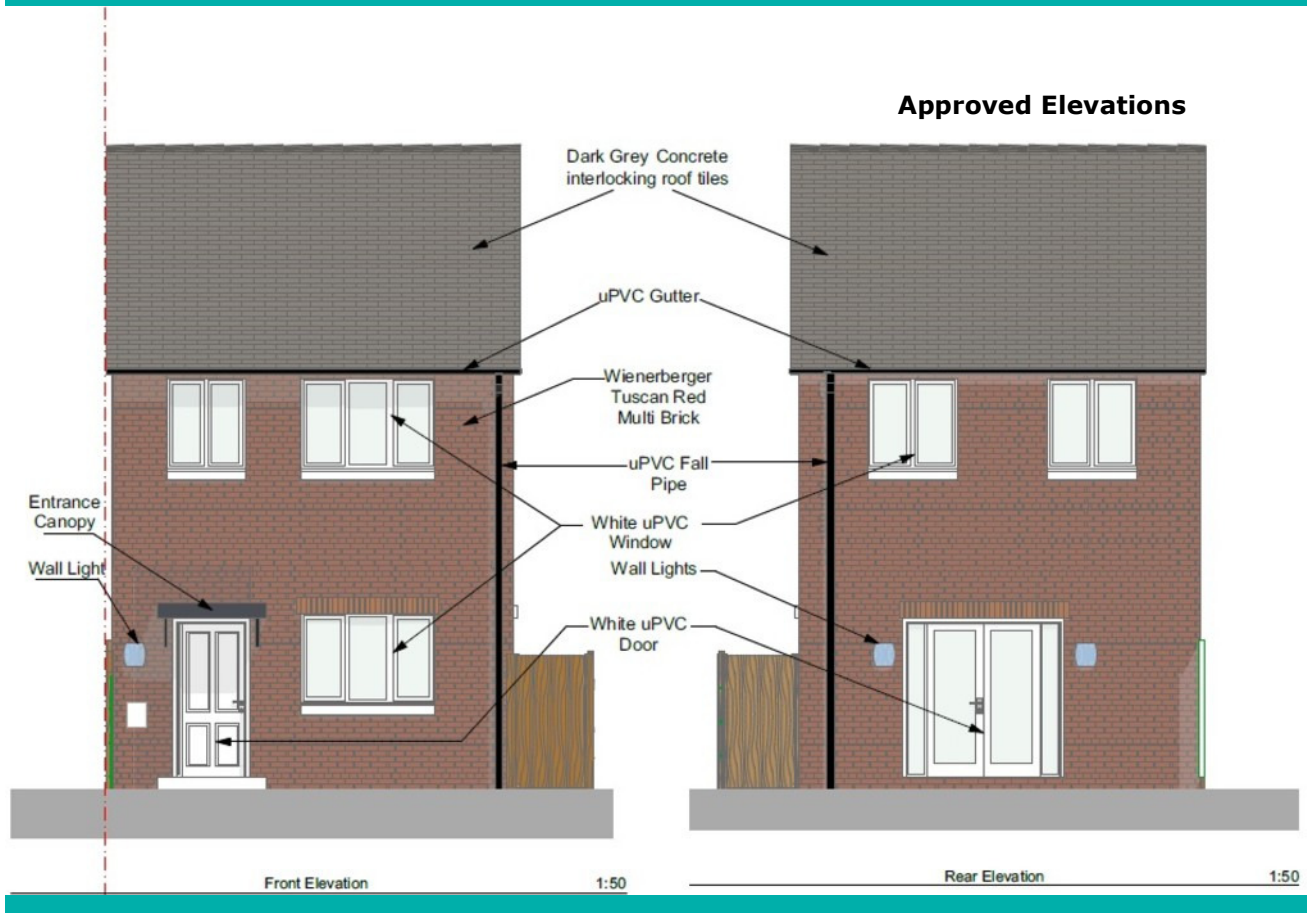
MAXEY  
GROUNDS

development@maxeygrounds.co.uk

01945 428830

Residential Sales

£45,000



Ref: 21189E

**Plot West of 1 Tinkers Drove, Wisbech, Cambridgeshire PE13 3PQ**

- Building Plot For Sale
- Town Location
- Full Planning Permission for the erection of a two storey, two bedroom detached property.
- For Sale by private treaty



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### DESCRIPTION

The site has Full Planning Permission for the erection of a two-storey, two bedroom house. Consent has also been granted for the demolition of the garage that is currently on site.

### LOCATION

The plot is located off of Tinkers Drive, well located close to the centre of Wisbech and near to local amenities including a primary school, community centre, public house, local shops and takeaways.

### PLANNING

Outline planning consent was granted on the site (on appeal) on 11<sup>th</sup> February 2019 by Fenland District Council under planning reference APP/D0515/W/18/321066 (F/YR18/0296/O) for the erection of 1 dwelling and the demolition of the existing garage.

Reserved Matters were granted on 2<sup>nd</sup> September 2021 under planning reference F/YR21/0744/RM for the erection of a two storey dwelling with two bedrooms plus study.

A copy of these consents and plans are available for inspection at our Wisbech Office or on the Fenland District Council website (online planning section).

### SERVICES

It is understood that mains water and electricity are available for connection. A mains sewage chamber is located in the driveway for connection.

### RIGHT OF WAY

The development site includes the access road and the surrounding land giving access to adjoining properties. The area coloured grey on the site plan indicates the Right of Way.

### ACCESS

The Property is accessed directly off Tinkers Drive.

### POSSESSION

Vacant possession will be granted upon completion of the sale.

### METHOD OF SALE

The property is offered for sale by Private Treaty at an Asking Price of £47,500.

### VIEWING

Viewing strictly by appointment with the Agent.

For further information, please ask for Juliet Stephens.

### DIRECTIONS

From our Wisbech office turn right and travel down Nene Quay. At the round about take the 2nd exit onto Lynn Road. Continue down Lynn Road past St Augustines church and the park then Tinkers Drive is the second turning on the left after the traffic lights. The site can then be found on the left immediately after Elton House.

**PARTICULARS PREPARED** 14<sup>th</sup> October 2021  
**PARTICULARS AMENDED** 28<sup>th</sup> September 2023

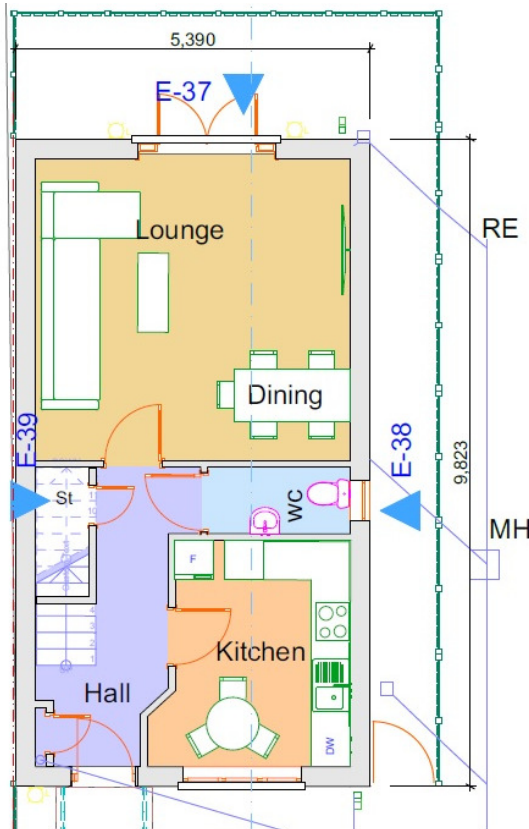


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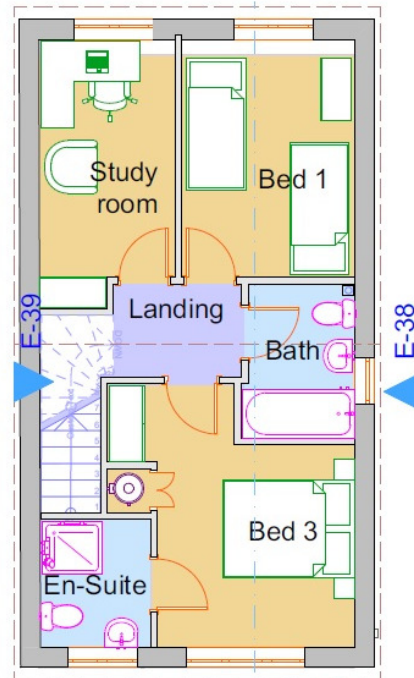
Site Plan

1:200



Floor Plan

1:50



First floor

1:50



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