



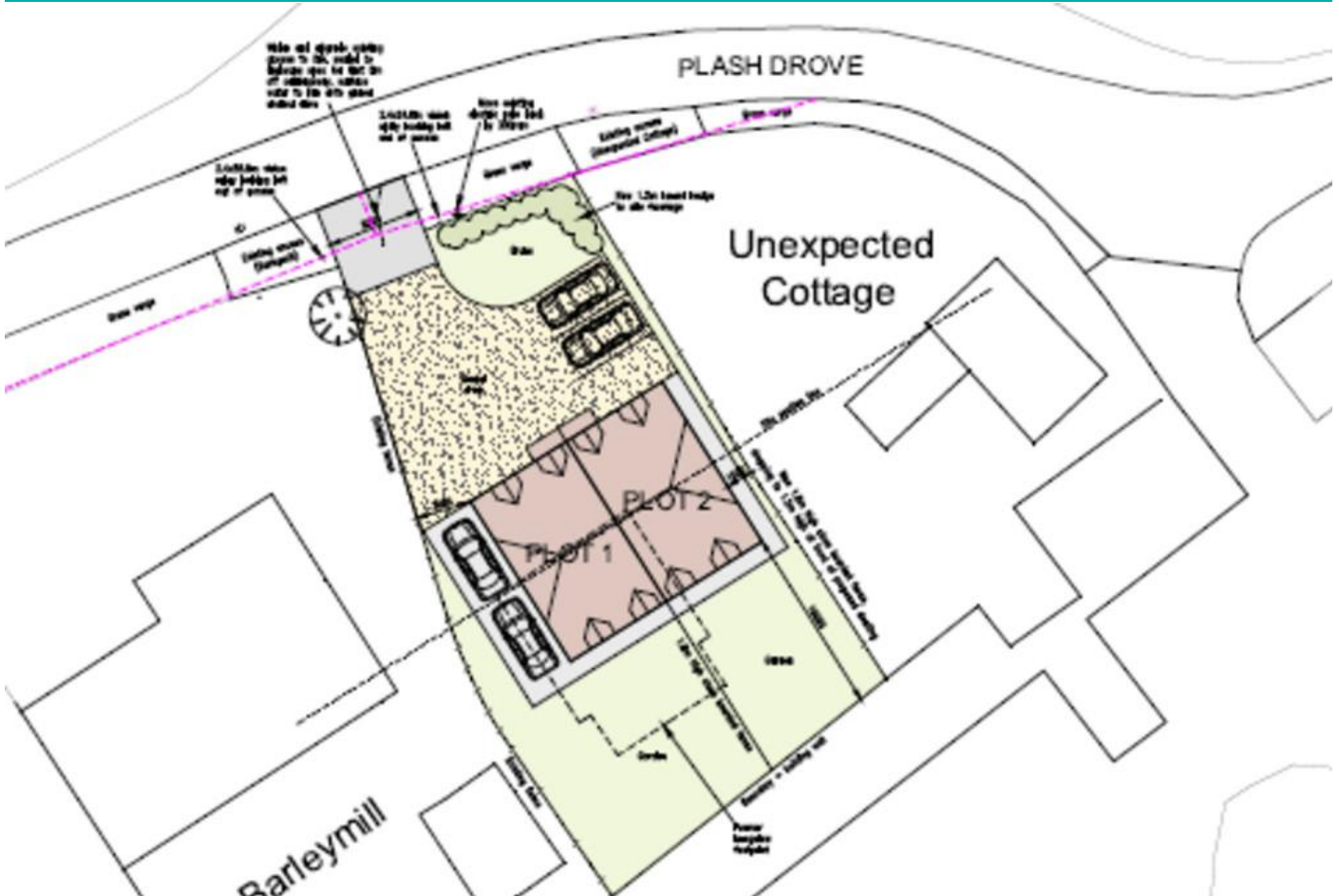
MAXEY GROUNDS

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01945 428820

Residential Sales

£175,000



Ref: W1464a

Building Plot, Brynteg, Plash Drive, Wisbech St. Mary, Wisbech, Cambridgeshire. PE13 4SP

Residential Building plot in Sought After Village Location with Planning Consent for a Pair of 3 Bedroom Semi Detached Houses, approximately 107sm GIA per unit. Planning consent includes demolition of existing dwelling. Building Regs plans approval was submitted in June 2022 under the regulations in operation at that time. Copy of soil test held in office, this specifies Traditional Strip Footings. 13.8m frontage widening to 18.7m at the rear, by 33m depth.

Offices at March and Wisbech



Proposed Front Elevation 1:100

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DESCRIPTION The building plot shown on the attached plan is situated on the outskirts of the popular village of Wisbech St Mary. The Plot has a frontage of 13.8m, build line of 16.65m and rear of 18.7m with a depth of 33m (STMS). The planning consent includes demolition of the existing bungalow.

PLANNING Full planning consent was granted by Fenland District Council on 19th August 2022 under reference: F/YR22/0533/F for the erection of 2 dwellings (2-storey 3-bed) and widening of existing access involving demolition of existing bungalow. Copies of the plans can be found at our March Professional Office or by enquiry on the Fenland District Council website.

BUILDING REGULATIONS AND SOIL TEST Building Regulations plans approval was submitted in June 2022 under the regulations in operation at that time. A copy of the seller's soil test is available for inspection from our Wisbech Residential Office, this specifies Traditional Strip Footings.

SERVICES Mains water and electricity are connected to the existing dwelling, moving connections will be the responsibility of the buyer. The existing dwelling currently has non mains drainage and oil fired central heating.

METHOD OF SALE The plot is available for sale by Private Treaty with vacant possession upon completion.

PLANS All plans included in these particulars are for identification purposes only and are not to scale.

VIEWING Viewings to be strictly by appointment only.

FOR FURTHER INFORMATION Please contact Paula Clarke.

DIRECTIONS From Wisbech town centre proceed along North Brink and follow the signs to Wisbech St Mary. Continue through the village towards Guyhirn. Turn right at The Chequers public house at Tholomas Drove into Plash Drove and the property can be found a short distance down on the left.

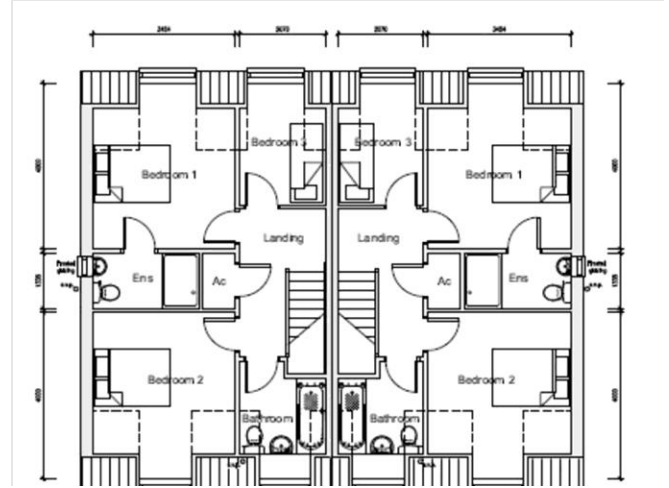
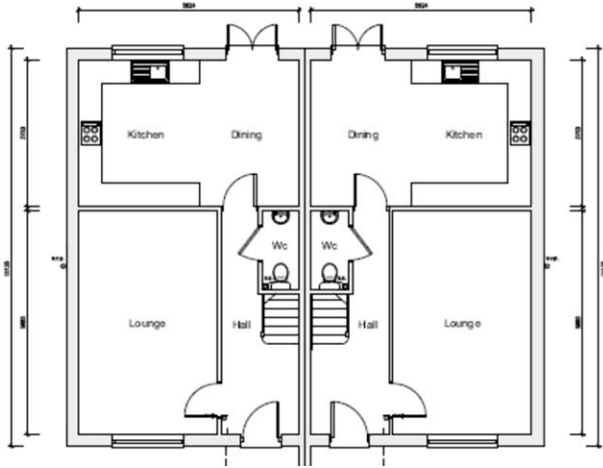
COUNCIL TAX BAND TBC

EPC RATING BAND TBC

PARTICULARS PREPARED 23rd August 2022



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