



MAXEY  
GROUNDS

development@maxeygrounds.co.uk

01945 428830

Residential Sales

O.I.R.O **£160,000**



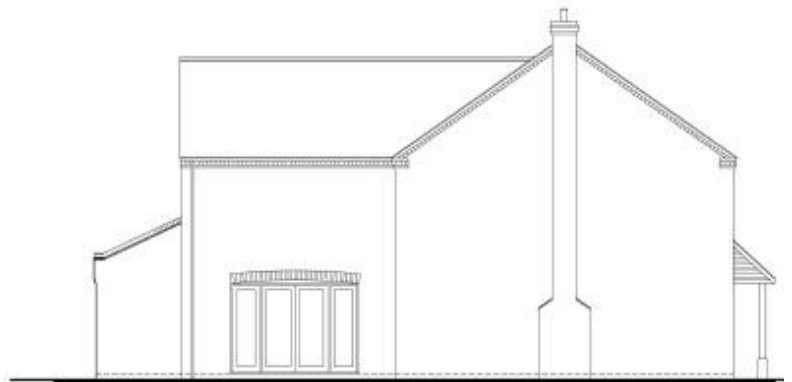
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Ref: 19178

## Plot 6, Poplar Fields, Walton Highway, Wisbech PE14 7DX

- Building Plot For Sale
- Located on the popular development site of Poplar Fields, Walton Highway
- Full planning consent for a detached 2-storey, 5-bedroom dwelling with detached double garage
- Services connected to the edge of the plot
- Frontage: 16m STMS
- Average Depth: 29m STMS
- Max. Depth: 32m STMS



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## DESCRIPTION

Plot 6 has full planning consent for a detached two storey, five bedroom dwelling together with a detached double garage.

Frontage: 16m STMS

Average Depth: 29m STMS

Max. Depth: 32m STMS

## LOCATION

The plot is located on a new residential development site in the village of Walton Highway, approximately 3 miles north east of the centre of Wisbech. The village has easy access to the A47, and is in commuting distance of Peterborough, King's Lynn and Cambridge.

Rail services are available from King's Lynn, Downham Market and Peterborough to Cambridge and London.

## PLANNING

Reserved Matters for the design of 25 dwellings on the site was granted by The Borough Council of King's Lynn & West Norfolk under Ref 18/01421/RMM.

Plot 6 has consent for a detached, five bedroom, two-storey residential dwelling together with detached double garage.

A copy of the consents are available for inspection at our Wisbech Office or on the Borough Council of King's Lynn & West Norfolk's website.

Obligations detailed in the Section 106 agreement will be fulfilled by the Vendor.

If the purchaser builds the property using the planning permission that has been granted, no Community Infrastructure Levy will be due.

However, if an alternative application is submitted a Community Infrastructure Levy payment may be due unless the purchaser qualifies for a Self Build Exemption. Interested parties are advised to discuss their requirements with an Architect or the Borough Council of King's Lynn and West Norfolk.

The shell of the property is to be completed by no later than 1<sup>st</sup> April 2024.

## SERVICES

Mains water, electricity and drainage will be available for connection. Service pipes and conduits have been installed in the road to the edge of each plot on site. The plot has connection points for water, electricity, drainage and BT conduit at the boundary.

No mains gas connection is available.

There is a surface water discharge system on site designed to take water away from plots.

Purchasers will be required to reimburse the Vendor for the cost of the services connection to the edge of the plot at a cost of £2750 (no VAT payable). The purchaser will also be responsible for arranging, and the cost of, any future movement of the services connection points.

## FENCING

The purchaser will be responsible for fencing the boundaries of the plot, as shown on the plan as marked by an inward T.

The boundaries are as staked on site.

## ACCESS

The new estate road and footpaths are being installed by the vendors, initially to base course level, with final surfacing also undertaken by the vendors once principal building works are completed on the various plots.

The main part of the access road will be adopted by the council upon completion. Plot 6 is accessed from a shared private drive that connects to the adopted highway.



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## METHOD OF SALE

By private treaty with vacant possession on the completion of the purchase.

## VIEWING

Strictly by appointment with the agent Maxey Grounds & Co. For further information please contact Natalie Jeary.

## DIRECTIONS

From our Wisbech Professional Office follow South Brink to the Horsefair Roundabout. Take the second exit onto Lynn Road and continue for approximately 2.3 miles. At the roundabout take the first exit to continue on Lynn Road. The site can be found on the right-hand side after approximately half a mile to the rear of The Poplars. Enter the site and turn left at the T-Junction. Plot 6 can be found on the left-hand side.

**PARTICULARS PREPARED** 31<sup>st</sup> January 2023



**Ground Floor Plan**



**First Floor Plan**



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Site Plan with Plot 6 outlined

Not to scale



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 good 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.