



FRONT ROAD , MURROW BANK, PE13 4HB

Residential building land in the heart of the village of Murrow.

Outline planning permission was granted for the erection of up to 2no dwellings.

Easy reach of the historic, Georgian market town of Wisbech and city of Peterborough.

Formerly the bowling green to the rear of the public house, The Bell.

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BROWN & CO

DESCRIPTION

Superb opportunity to acquire residential building land in the heart of the village of Murrow, a location within easy reach of the historic, Georgian market town of Wisbech and city of Peterborough. The land is formerly the bowling green to the rear of the public house, The Bell. Outline planning permission was granted for the erection of up to 2 no dwellings. Details of the application can be searched on the Fenland Council website using the reference F/YR22/1085/O or by contacting the agent.

VIEWING

Viewing is by appointment with the selling agents. Interested parties are, under no circumstances, to enter the property or land unattended.

HEALTH AND SAFETY

Viewers should be careful and vigilant whilst on the property. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

SERVICES AND OTHER INFORMATION

We understand services are located nearby but, no services are currently available on site.

PLANS, AREAS AND SCHEDULES

These have been prepared as carefully as possible and are based on the planning application, Ordnance Survey scale plans and HM Land Registry. All plans are published here are for identification and indicative purposes only and are believed to be correct however in no way should be relied upon

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The site is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars

DISPUTES

Should any dispute arise as to the boundaries or any point arising in these Particulars, schedule, plan or interpretation of any of them the question shall be referred to the arbitration of the Selling Agents, whose decision acting as expert shall be final. The Buyer shall be deemed to have full knowledge of all boundaries and neither the Seller nor the Selling Agents will be responsible for defining the boundaries or the ownership thereof

ANTI - MONEY LAUNDERING

In accordance with the most recent Anti-Money Laundering legislation, a Buyer will be required to provide proof of identity and address to the Sellers' Agents once an offer is submitted and prior to Solicitors being instructed



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated