



MAXEY GROUNDS

development@maxeygrounds.co.uk

01945 428830

Development

£140,000



Ref: 23198E

**Plot 1 West of Beacon Cottage, The Marsh,
Walpole St. Andrew, Wisbech,
Cambridgeshire PE14 7JG**

A generous building plot extending to approximately 980m² (STMS) in a rural location on the outskirts of Walpole St Andrew. The plot has Full Planning Consent for the erection of a Four Bedroom Chalet style dwelling with detached Double Garage.





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LOCATION The site is pleasantly situated in a rural location west of Walpole St Andrew. Walpole St Andrew and its close neighbour Walpole St Peter offer a range of village facilities. The site is approximately 5 miles from Wisbech and 9 miles from King's Lynn which provides access to main line train services and serves as the gateway to the popular North Norfolk Coast.

PLANNING Full Planning Consent for the Erection of Two Houses was granted by Borough Council of King's Lynn & West Norfolk under reference 14/00972/F on 22nd August 2014. The first of the two houses has been built, thereby implementing the consent. A copy of the consent is available for inspection at our office or on the planning section of the Council's website.

DIMENSIONS

Frontage	20.0m
Rear Width	15.0m
Maximum Depth	56.0m

The above measurements are approximate and the plot is sold as marked on site, having been enclosed by a fence.

SERVICES Mains electricity and water are understood to be available for connection.

ACCESS Access to the plot is directly from The Marsh.

FENCING The plot has already been enclosed by the Seller.

POSSESSION Vacant possession upon completion of the purchase.

VIEWINGS Strictly by appointment via the Wisbech Professional Office on 01945 428830. Further details available from Alan Faulkner or development@maxeygrounds.co.uk

The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing the property and parties do so entirely at their own risk.

AGENT'S NOTES

1. A soil test has been conducted on the site and strip footings are recommended. A copy of the report is available from the Agent.

2. A full set of Building Regulations drawings has been completed and approved. These are current with the latest set of Building Regulations with a 150mm cavity wall.

3. A quotation for connection to mains electricity has been obtained in the amount of £2,600.

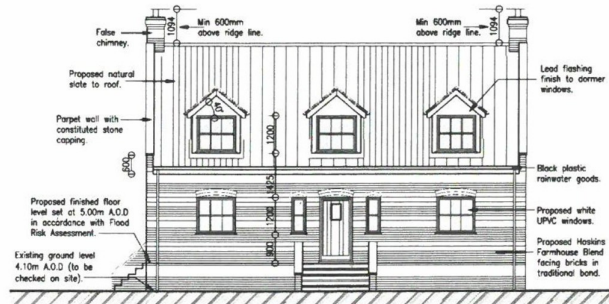
DIRECTIONS From the centre of Wisbech take the Lynn Road (B198) out of Wisbech and head towards the A47 bypass. At the last mini roundabout just before Worzels Farm Shop, turn left to Walton Highway. Drive through the village and turn left onto West Drove North towards Walpole St Peter. At the T junction in the village turn left and follow the road into Police Road. Turn left onto Marsh Road and follow along to the Crossroads. Turn left onto The Marsh and the property can be found on the right hand side.
What3Words: ///topic.blocks.carpentry

PARTICULARS PREPARED 19th December 2023

PARTICULARS AMENDED 29th January 2024



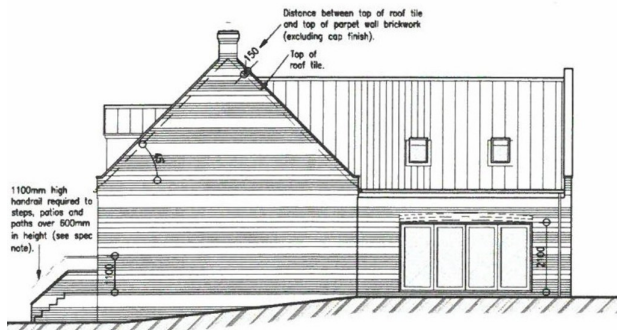
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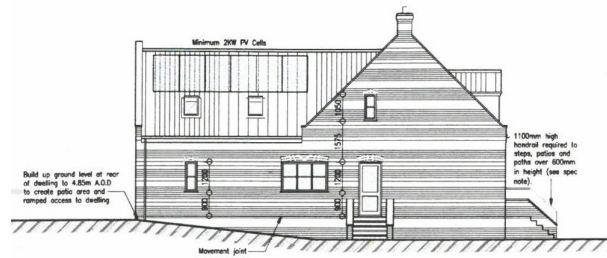
Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation



Proposed Side Elevation



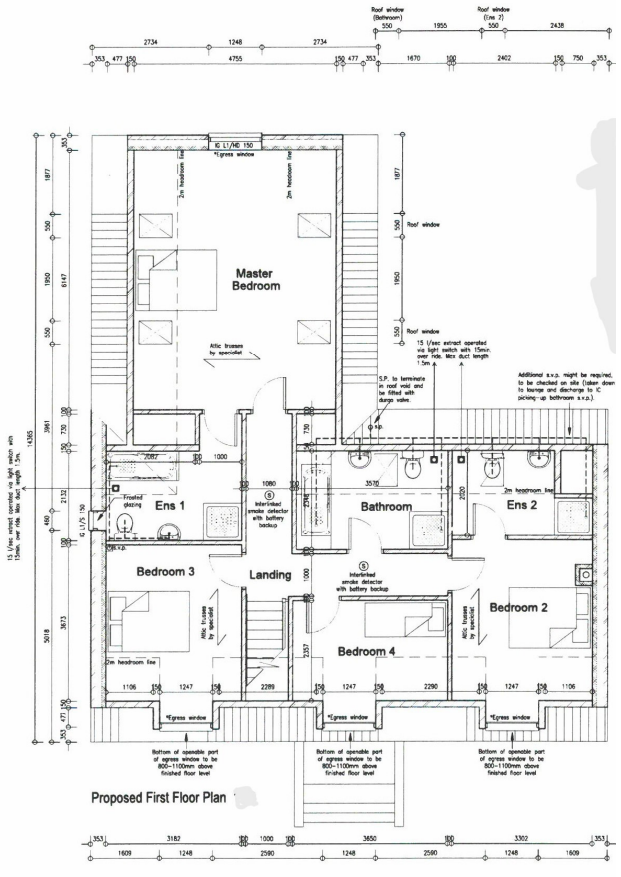
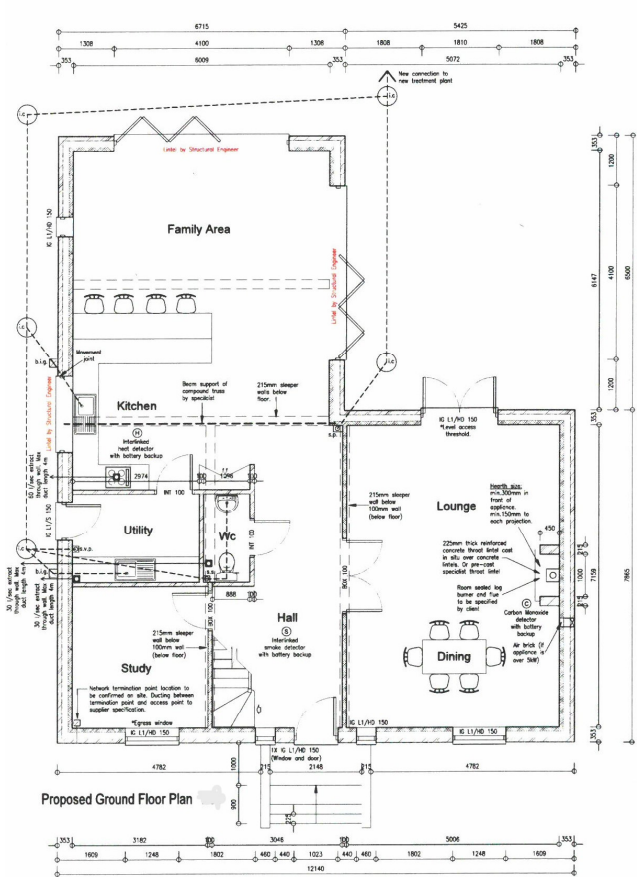


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For Identification Purposes Only – Do Not Scale



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.

Offices at March and Wisbech

www.maxeygrounds.co.uk