



For Reference only – not to scale

FOR SALE – Building Plots at Rustons Cottages, Rustons Road, Marshland St James, Wisbech Norfolk PE14 8ER

Offers in Excess of £275,000

- Planning Permission granted for the demolition of two cottages and construction of two detached dwellings
- Area approximately 0.10 Hectares (0.25 Acres)
- Further land available by separate negotiation

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. These particulars were prepared February 2025

Location

The two building plots are located approximately off Rustons Road, which is situated to the south of Marshland St James. Marshland St James is located approximately five miles east of Wisbech and 11 miles west of Downham Market. The postcode for the property is PE14 8ER.

Description and Planning

The plots have frontage to Rustons Road and have potential for further land to the rear to be added to the plots, available by separate negotiation. There is planning permission granted by King's Lynn and West Norfolk Council under planning reference 24/01333/F for the demolition of two dwellings and their replacement with two detached dwellings.

Services

Mains water and electricity are connected to the site and drainage would be to a private system.

Exchange and Completion

Exchange of Contracts is expected within 30 working days of the Buyer's Solicitors receiving the draft Contract from the Seller's Solicitor with completion by agreement thereafter. A 10% deposit is payable on exchange of Contracts.

Easements, Rights of Way and Wayleaves

The land is sold subject to and with the benefit of all existing rights whether public or private, whether or not they are referred to in these details.

VAT

VAT is not payable.

Boundaries

The Buyer shall be deemed to have full knowledge of all the boundaries and neither the Seller nor the Sellers' Agent will be responsible for defining either the boundaries or their ownership.

Viewings

Viewings will be permitted only by appointment with the Sellers' Agent, as detailed below.

Anti Money Laundering

Buyer/s will be required to provide proof of identity and address to the Sellers' Agent once an offer is submitted and prior to Solicitors being instructed, in accordance with the Proceeds of Crime Act 2002 and The Money Laundering and Terrorist (Amendment) Regulations 2019.

Sellers' Agent

Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft Fen, Lincolnshire PE6 9QB
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