

**MAXEY
GROUNDS**

development@maxeygrounds.co.uk

01945 428830

Development

£200,000

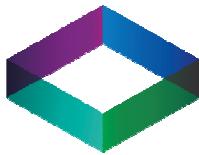


Ref: 25235E

**Plot East of Fendyke Lane, Gorefield,
Wisbech, Cambridgeshire PE13 4NF**

An individual Building Plot of approximately half an acre (STMS) with the benefit of Full planning permission for the erection of a Five bedroom detached house, replacing existing commercial buildings, in a pleasant location between the sought after villages of Leverington and Gorefield.





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LOCATION The site is pleasantly located between the Fenland villages of Leverington and Gorefield lying approximately two miles west of Wisbech. Both Leverington and Wisbech offer a range of facilities including public houses, shops, primary education and leisure facilities, whilst Wisbech offers a more extensive range of facilities including secondary education (private and state), shopping and leisure facilities. The A47 runs around the eastern side of Wisbech and provides road access to Peterborough, King's Lynn and the popular North Norfolk Coast. The railway station at Peterborough provides regular services to Ely, Cambridge and King's Cross (from 55 minutes).

PLANNING Full Planning Consent was granted by Fenland District Council under reference F/YR24/0410/F dated 14th August 2024. A copy of this consent, together with associated plans, is available for inspection at our offices or on the planning section of the Council's website. The planning consent provides for the erection of a two storey five bedroom detached house of approximately 330m² (3,480ft²) Gross Internal Area involving the demolition of existing commercial buildings.

ACCESS The plot is accessed via an existing private driveway from Fendyke Lane.

SERVICES Mains electricity and water are understood to be connected to the existing commercial buildings. Interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies.

POSSESSION Vacant possession upon completion of the purchase.

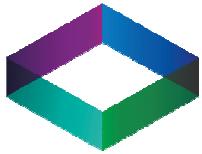
VIEWINGS Strictly by prior appointment with the Agent. For further information please contact Alan Faulkner. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing the property and parties do so entirely at their own risk.

DIRECTIONS From the centre of Wisbech proceed east along Leverington Road. At the traffic lights proceed straight on into Dowgate Road and then turn right at the Rising Sun towards Gorefield. Follow the road towards Gorefield turning left just before the village into Fendyke Lane. The property can be found after a short distance on the left hand side.

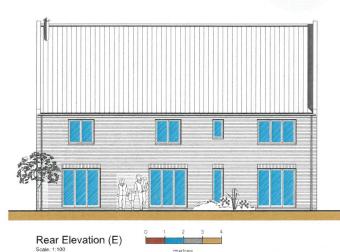
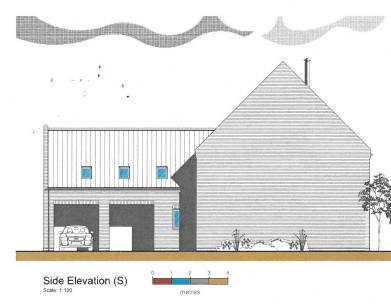
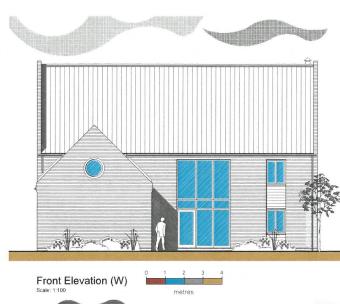
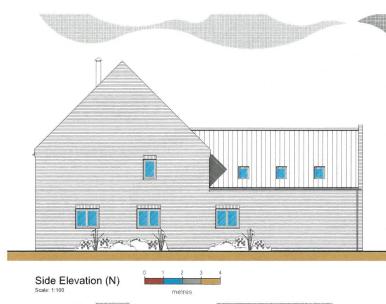
What3Words: ///billiard.accompany.enormous

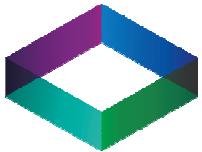
PARTICULARS PREPARED

15th January 2026



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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