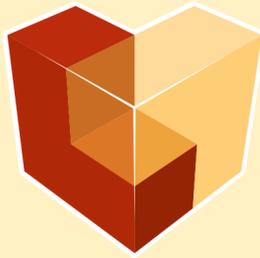
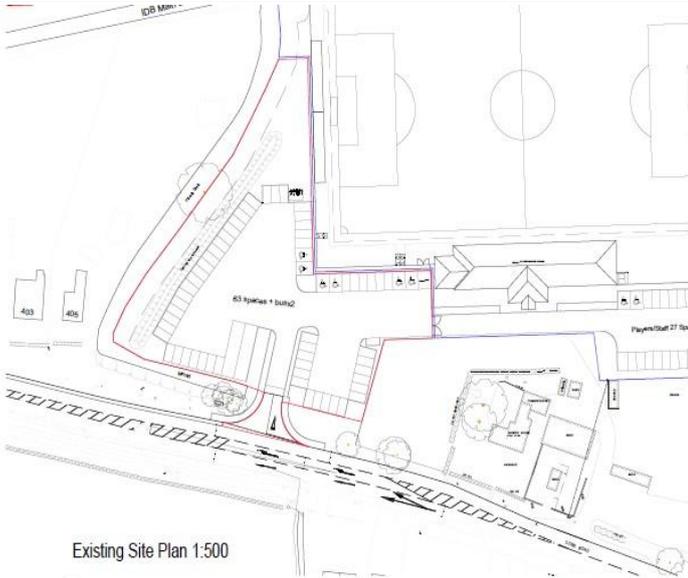


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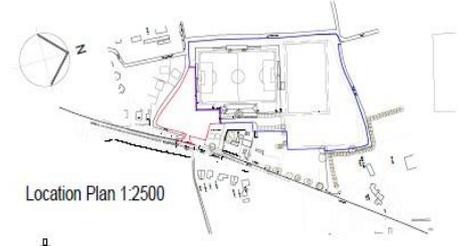
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Existing Site Plan 1:500



Proposed Site Plan 1:500



Location Plan 1:2500



PROPOSED SITE SECTION 1:100
ALL EXISTING GROUND LEVELS TO REMAIN



EXISTING SITE SECTION 1:100

LANDSCAPING NOTES:

SP - SHRUB PLANTING TO INCLUDE:
 SAMBURY (SERRIS) GUILDER ROSE (SERRIS)
 BUCKLE (SERRIS) FORSTERIA (SERRIS) (SERRIS)
 MOCK ORANGE (SERRIS) (SERRIS) (SERRIS)
 PLANTING SIZE 40/60
 PLANTED AT 2000MM

GC - GRASS COVER PLANTS:
 COTONEASTER HORIZONTALIS
 HEDERA HELIX (SERRIS) (SERRIS)
 6 PLANTS PER METRE SQ.

T1 - HAWTHORN VARIETIES (Plant Square or Round Plant)
 TO REMOVE SPERMATOPHYTES
 TO REMOVE SPERMATOPHYTES
 TREES PLANTED TO BE 1.800M HIGH

T2 - NUTTLE (SERRIS)
 TO REMOVE SPERMATOPHYTES
 PLANTED IN 2 STAGGERED ROWS 300MM APART AT 400MM DRS

NOTE:
 Consideration will be given to the planting of trees and shrubs which are suitable for the site and climate. On no account should planting be carried out in the winter months (i.e. between 1st Nov and 31st Mar) when the ground is frozen or waterlogged. Planting should be undertaken between November and March when the plants are dormant and planted at normal above ground levels. Plants should be set at the same root depth as they were at the time of purchase and should be well watered in the first few days after planting. The drainage should be checked at 200mm from the root ball. A drainage tank (with a 100mm diameter hole) should be installed in the planting bed to reduce waterlogging.

If within a period of 3 weeks from the date of the planting of any tree or shrub, the tree or shrub is found to be dead or dying, it shall be replaced by a tree or shrub of the same species and size as that originally planted, subject to the approval of the Local Authority given written consent to any variation.



Boundary fence to have 1 hedgehog gravel board to each boundary

3 Building Plots at Lynn Road, Walsoken, Wisbech, Camb PE14 7AL

Asking Price From £120,000 Freehold Per Plot

- 3 plots with Full Planning Permission with access off Lynn Road
 - Area extends to approximately 1,300m²
- Adjacent Wisbech Town Football Club's Fenland Stadium ground

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LOCATION

The plots lie at the front of Wisbech Town Football Club's Fenland Stadium ground and have access off Lynn Road.

DESCRIPTION

Plot 1 – Approximately 20.7m x 22.4m

Plot 2 – Approximately 18.3m x 20.8m

Plot 3 – Approximately 21.6m x 20.8m

Access to the plot's is proposed to come from the existing access to the football ground. The plots are broadly rectangular in shape and have a frontage to Lynn Road.

The determined Full Planning Consent is granted for 3 No. three/four bedroom houses with garages.

PLANNING CONSENT

Full planning consent was granted by the Borough Council of Kings Lynn & West Norfolk Reference No. 23/01920/F on 6th December 2024. A copy of the formal Planning Consent is available from the Council's website- www.west-norfolk.gov.uk – or is available from the Agent's Spalding Office. Included in these particulars is a copy of the plans determined by the Planning Application. The purchaser will be responsible for all costs in obtaining condition compliance consents, and for further studies required, which include contamination and drainage, also for payment of the CIL levy due. It is £25,585.08 for the 3 plots, but parties may not be required to pay the CIL liability in certain circumstances. Interested parties should speak directly the Borough Council of Kings Lynn & West Norfolk Planning Department on this aspect.

VIEWING

By appointment only.

TENURE Freehold

SERVICES/LOCAL AUTHORITIES

No services are connected to the plots but all mains services are believed to exist in Lynn Road and prospective purchasers should make their own enquiries to establish the stability and costs of connections.

District & Planning

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn, Norfolk, PE30 1EX

Email: borough.planning@west-norfolk.gov.uk Tel 01553 616200

Water & Sewerage

Anglian Water Customer Services, PO Box 10642, Harlow, Essex CM20 9HA Tel: 08457 919155

County & Highways

Norfolk County Council, County Hall, Martineau Lane, Norwich, Norfolk, NR1 2DH Tel: 0344 800 8020

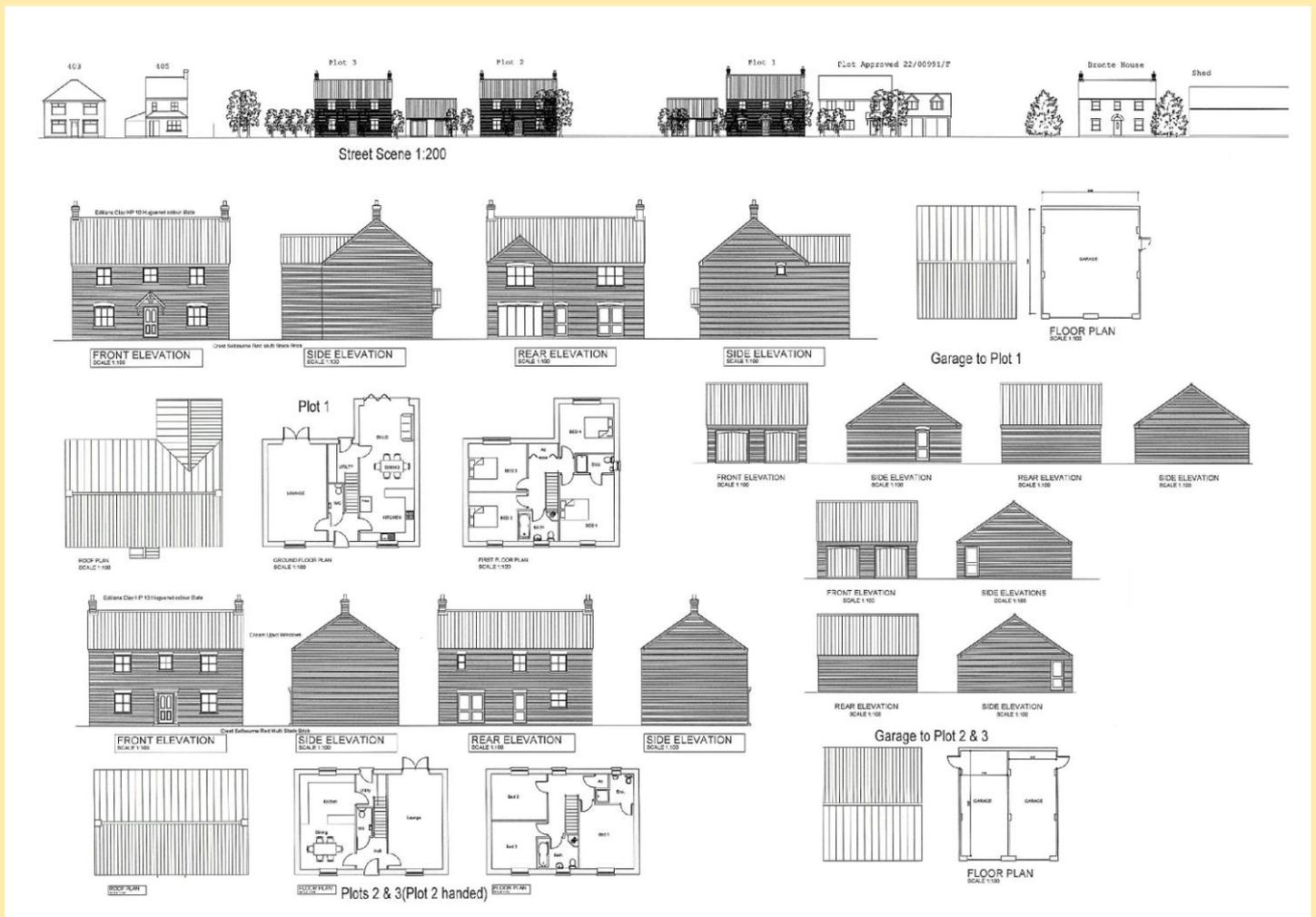
Electricity

National Grid – New Supplies – Customer Application Team, Tollend Road, Tipton, DY4 0HH

Gas

Cadent Gas – www.cadentgas.com – Email: wecare@cadentgas.com Tel: 0345 835 1111





PARTICULARS CONTENT

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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

Ref: S Mar 26

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