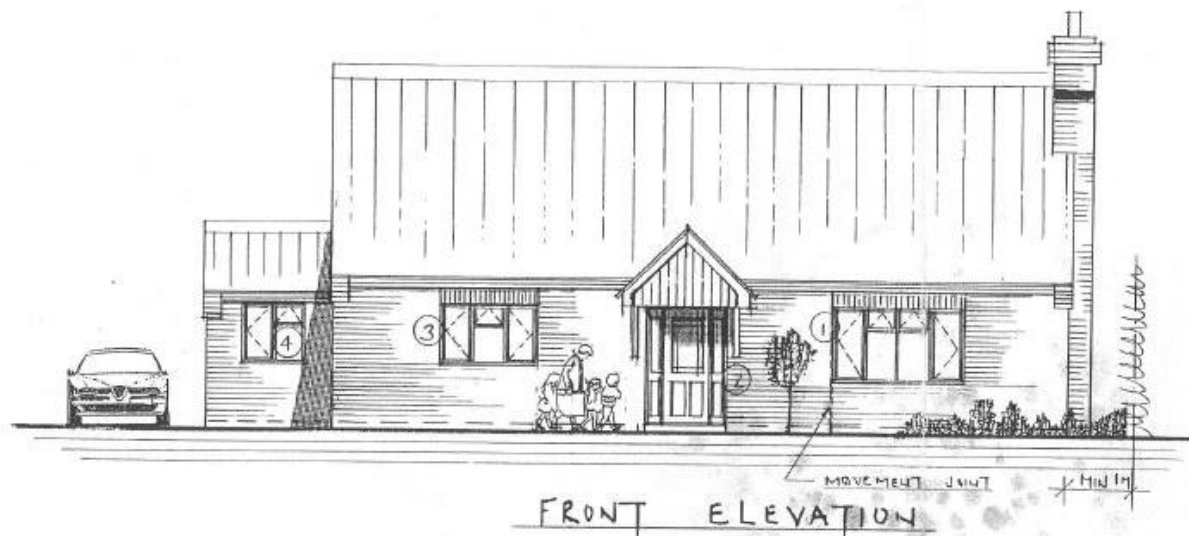


RESIDENTIAL DEVELOPMENT LAND WITH PP CONSENT

ROOF: SLATE GREY PAVTILES

WALLS: RED MULTI STOCK FACING BRICKS OLD HENFIELD BY WIENBERGER

WINDOWS: WHITE u.P.V.C. DOUBLE GLAZED

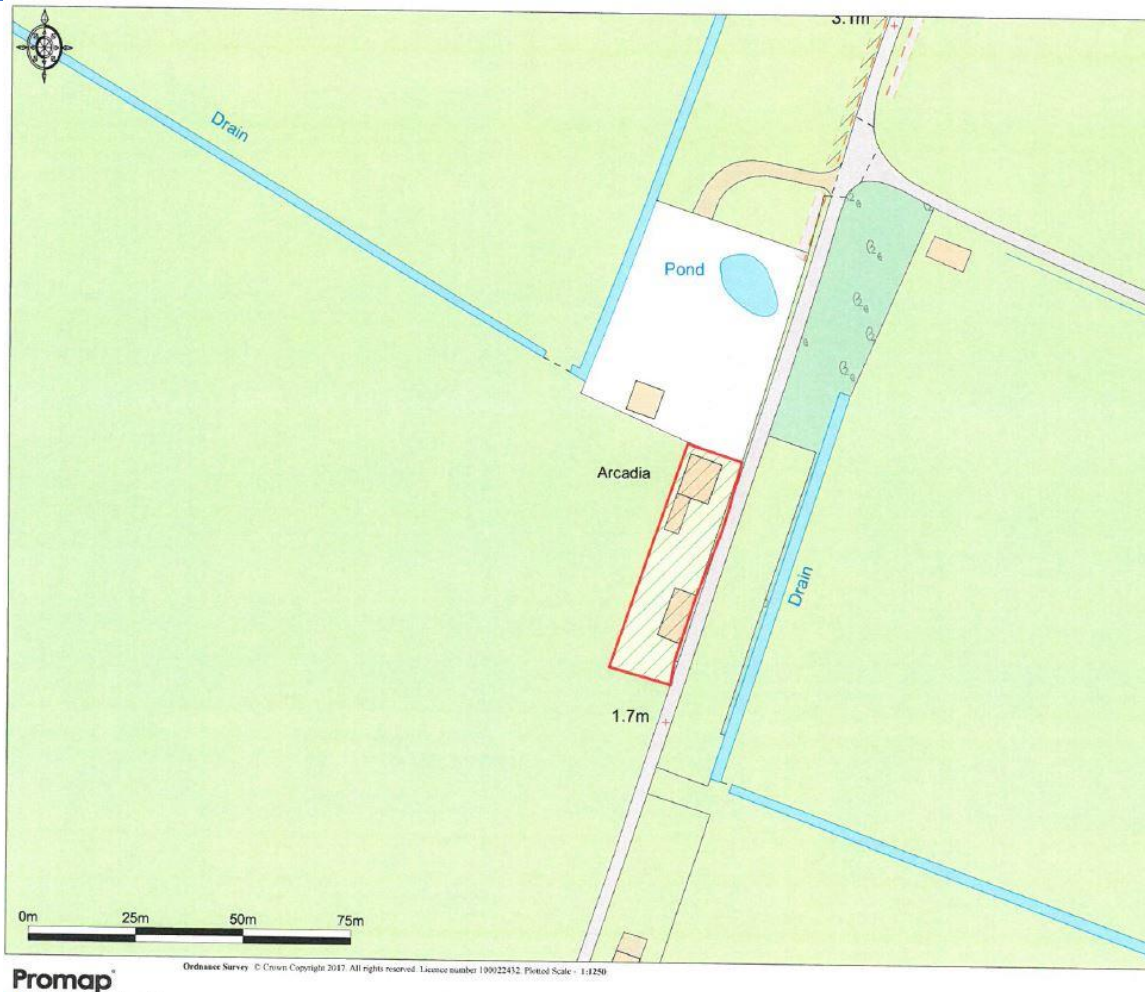


- ❖ Site area circa 0.21 acres (0.08 ha)
- ❖ Permission to erect a 2 storey 3-bed dwelling with garage
- ❖ Previous dwelling demolished with mobile home on site
- ❖ Rural location in the fens near Wisbech
- ❖ Suitable for self-build or individual developer
- ❖ In the region of £105,000

ARCADIA HOUSE, NETTLE BANK, ELM, CAMBRIDGESHIRE, PE14 0SA

 **BARRY L HAWKINS**
Independent Auctioneer and Land Agent

ARCADIA HOUSE, NETTLE BANK



RESIDENTIAL DEVELOPMENT WITH CONSENT

- ❗ Planning permission to erect a 2-storey 3-bed dwelling, existing dwelling has been demolished and development has commenced with temporary mobile home on-site. Ref: F/YR12/0050/F
- ❗ Full information pack available upon request.
- ❗ The site is owned freehold and offers are invited for the freehold interest with vacant possession.
- ❗ Planning the purchasers are to make their own enquiries with the local authority Fenland District Council Tel: 01354 654321 Ref: F/YR12/0050/F
<https://www.fenland.gov.uk/publicaccess>

Contact: **Marcus J Hawkins**
T:01366 387180
E: marcus@barryhawkins.co.uk
The Estate Office, Lynn Road,
Downham Market, Norfolk, PE38 9NL

IMPORTANT NOTICE: Barry L Hawkins, their clients and any joint agent give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statement or representations of fact.

Any area, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Barry L Hawkins have not tested any services, equipment of facilities. Purchasers must satisfy themselves by inspection or otherwise.