

DEVELOPMENT SITE ADJOINING EDWARDS WAY, MANEA, MARCH
PE15 0HY



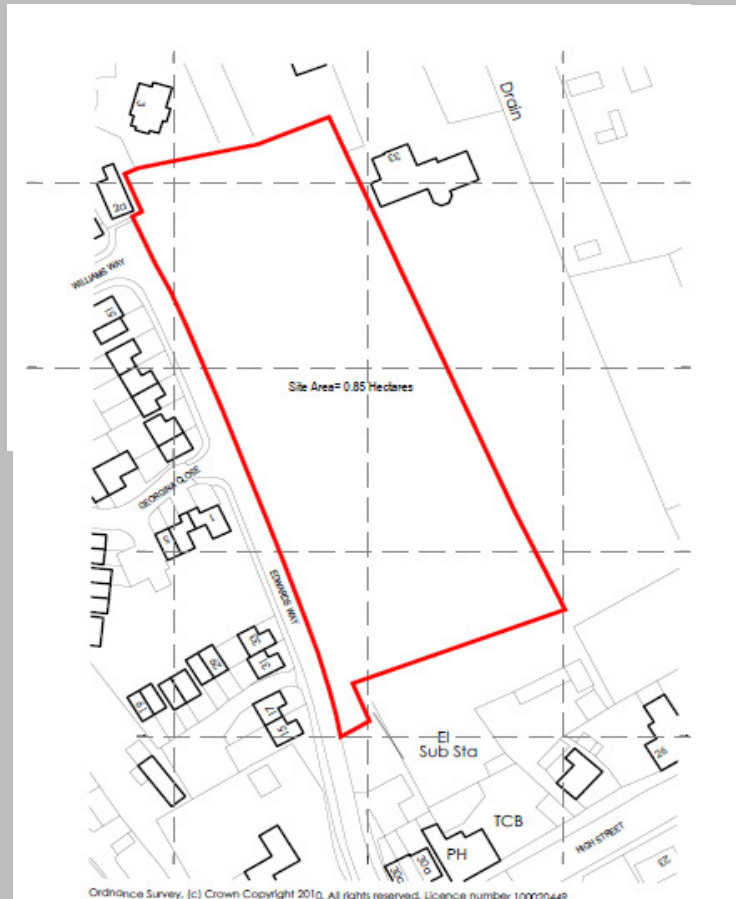
SITE DETAILS



Located just off Edwards Way in the popular and peaceful village of Manea. The site extends to approximately 2 acres and is a greenfield location with planning permission for a mixture of 2, 3, 4 bedroom properties. Together with parking and gardens this site adjoins existing residential housing. Planning permission has been granted by Fenland District Council Reference F/YR20/0022/RM.

PRICE: Offers in the Region of £1,500,000

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DESCRIPTION

Manea is a fast expanding rural Fenland village between Chatteris and March off the B1093, with Peterborough and Cambridge only some 30 miles equal distance from the village. Manea was once a mainly agricultural area, but with the expansion and new housing many of the residents now work in neighbouring towns or commute to London from Huntingdon or Ely.

The delightful village has its own primary school as well as eateries and a convenience store. The thriving city of Cambridge can be reached by train within 35 minutes which boasts an array of shops and restaurants as well as schools and universities.

Tenure: Freehold

EPC Rating: Exempt

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Trading name of Sequence (UK) Limited. If you have instructed another agent the terms and conditions of those instructions must be considered to avoid a possible liability to pay two commissions in addition to any withdrawal fees or disbursements.

ACCESS

Access is to be arranged via prior appointment with the selling agents.

FURTHER INFORMATION

Further details are available from Agent.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.