



Land West Of 1-5 Tinkers Drove, Wisbech PE13 3PQ

Welcome to

Land West Of 1-5 Tinkers Drove, Wisbech

- Individual building plot
- Reserved matters permission granted
- Town centre location
- Developer opportunity
- Ref F/YR21/0744/RM

Tenure: Freehold EPC Rating: Exempt

offers in excess of

£40,000



Description:

Reserved Matters permission granted relating to detailed matters of appearance, layout and scale pursuant to outline appeal permission APP/D0515/W/18/3210660, relating to F/YR18/0296/O, to erect 1 x dwelling (2-storey 2-bed) involving the demolition of existing garage.

Reserved matters approval was granted on September 2nd 2021.

Approval in place to construct a two storey 2 bedroom property (with study room on first floor that has potential as bedroom 3) situated in a town centre position within walking distance to all local shops, schools and other amenities.

All enquiries and offers to Paul Nobbs, Branch Partner, William H Brown, Wisbech 01945 464451

view this property online williamhbrown.co.uk/Property/WSB122600



Property Ref:

WSB122600 - 0009

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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