

Stephen Knipe & Co

FOR SALE

Pondersbridge

SOLD
(subject to contract)



3.5 acres (approx)
with potential for a variety of uses (subject to planning)

Guide price— £60,000

Land Agents, Valuers & Surveyors

Stephen Knipe & Co is a trading name of Richardson Thompson Leech LLP
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Location

The field is situated between the B1095 Pondersbridge to Farcet Road and The Drove, Pondersbridge approximately 3 miles south of Whittlesey.

Description

The land comprises a single field which has been unused/uncropped for many years.

Tenure

Freehold with vacant possession upon completion.

Registered Title

The land comprises part of Registered Title no CB 374666.

Plan

A plan is attached showing the land edged red. It is for identification purposes only.

Development Potential

The land may have future development potential but is within flood risk zone 3. It lies within Fenland District Council's area and recently the District Council published information regarding a new Local Plan (Fenland 50) which will guide how the District grows and changes up to 2050 and influence decisions about where new homes, etc will go.

It should be noted however that the vendor's preference is for a clean sale of the land, ie without the sale being conditional or subject to planning permission being obtained.

Furthermore for the avoidance of any doubt the vendor will not be seeking to include any development overage clause in the sale.

Access, Services, etc

The field has the benefit of a right of access and connection to service media over and within Bevills Pasture (as shown coloured yellow on the plan included).

Method of Sale

Offers are invited for the freehold interest. Interested buyers are advised to let the selling agent know of their interest in the land as soon as reasonably possible.

Viewing

Viewing on foot may be carried out without any appointment by persons in possession of a set of these sale particulars.

Please be aware of any potential hazards.



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