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COMMON ROAD NORTH, WALTON HIGHWAY,
PE14 7DG **Guide Price £495,000**

A residential development site (plots 3-12) with Outline Planning Permission for 10 units including further land to the south east.

Location

Walton Highway is located between King's Lynn and Wisbech. It has easy access to Peterborough, Downham Market and the coast. Within close proximity are Primary and Secondary School, takeaways and a wide range of facilities and amenities. The nearest Train Station is Watlington (7miles) with a mainline rail link to London's Kings Cross. King's Lynn is approximately five miles to the west and has a very wide selection of shops, out of town superstores and supermarkets together with schools, the Queen Elizabeth Hospital, cinemas and sports facilities.

Residential Development Land, (Plots 3 – 12 and land to the South) South of No 4 Common Road, Walton Highway, Wisbech, Cambridgeshire PE14 7DG.

Description

A chance to acquire a linear residential development site for 10 new build homes (2 affordable units). The open market homes show detached properties with garages on a good sized plots. Included within the sale is further land to the south of the site

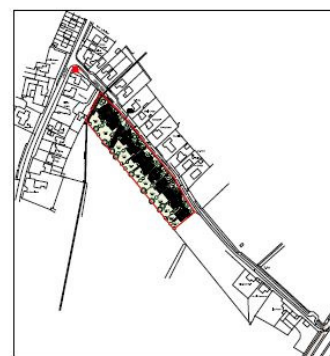
Agents Note

All plans and sketches provided by the Selling Agents are published for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed. The plans do not form part of any sales contract. The plans have been prepared as carefully as possible by reference to the Deeds, digital OS Data and the plans submitted as part of the Planning Application Reference Number 16/00023/OM

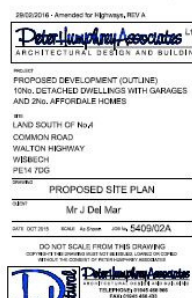
Planning Permission

The land is offered for sale with the benefit of Outline Planning Permission granted by Kings Lynn and West Norfolk Borough Council under the reference number 16/00023/OM. The permission was granted subject to a Section 106 agreement. A copy of the plans and S.106 agreement can be viewed at the agent's office or on the Borough Council's website. We would advise potential purchasers to make enquiries with the Borough Council's Planning department to satisfy themselves on any points relating to the S106 agreement or planning document who can be contacted on 01553 616200.

The plots form part of a larger site (plots 1&2 are being retained). The buyer of this site would agree to allow the required road widening to take place and to collaborate on any other common infrastructure in the proportion 80:20.



Location Plan 1:2500 (Indicative)



IMPORTANT NOTICES

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