



Whitemoor Road Function Centre Whitemoor Road, March
Guide Price £113,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Planning Permission
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An opportunity to acquire a brownfield redevelopment site with the benefit of full planning permission for the erection of a single detached dwelling, located on Whitemoor Road, March. The site was formerly occupied by the Whitemoor Road Function Rooms, a well-established venue that has since become derelict following fire damage and prolonged vacancy. Planning consent has been secured for a high-quality replacement dwelling, with a design that reflects a barn-style aesthetic incorporating timber boarding to respect the semi-rural character of the area. The approved scheme acknowledges the surrounding pattern of development, which includes a small cluster of residential properties and a nearby barn conversion, creating an attractive and cohesive setting for a new family home.

Kingfisher Lodge



The proposed development includes a thoughtfully designed detached dwelling with provision for a three-bay garage and additional parking, together with a new vehicular access utilising an historic entrance point, while the existing access arrangement to the adjacent mobile home is retained. The site offers flexibility for purchasers to implement their own landscaping scheme, subject to personal requirements, alongside practical arrangements for waste storage and collection in line with local authority policy. Although the site lies within Flood Zone 3, planning has been supported by the necessary Flood Risk Assessment and exception testing, providing a clear pathway for development. Overall, the site represents an attractive and straightforward opportunity for a self-builder or developer to deliver a bespoke home within an established semi-rural location, with consent already in place and strong contextual justification for residential use. The planning consent was granted on November the 29th 2023 under the reference F/YR23/0340/F. This application is viewable on the Fenland District Council planning portal.

Agents note

It is believed that there is asbestos and cladding within the roof.

There is also a right of access for the neighbours

to their property by driving along the edge of the boundary.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

To view this property call Sharman Quinney on:
01354 661166

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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRC207270 - 0005

