



Wisbech Road, Outwell Wisbech PE14 8PJ

Welcome to

Wisbech Road, Outwell Wisbech

AUCTION SALE 23rd June 2026 – FOR SALE VIA WILLIAM H BROWN AUCTIONS. THIS LOT IS TO BE OFFERED IN AN AUCTION ON 23rd June 2026 IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS IN LONDON. An opportunity to acquire a three-bedroom detached house set within semi-rural surroundings in need of refurbishment. The property sits on a generous plot on the fringes of the popular Fenland village of Outwell. The house has fallen into disrepair and now requires a programme of work throughout and may also have scope to extend/redevelop subject to obtaining the necessary planning permission from King's Lynn & West Norfolk Borough Council.



Entrance Hall

Reception Room 1

Reception Room 2

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Important Notice:

For each Lot, a contract documentation fee of £1,800 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

Guide Price:

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of

instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

Important Information:

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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this

property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Agents Note (auctioneers Note)

The land registry titles conveys the old address prior to the local authority change of addresses for this area. Your conveyancer can advise accordingly.

Agents Note:

'Waste from the property is served by Cesspit. Contact the branch for more details'



view this property online williamhbrown.co.uk/Property/WSB127292



Welcome to

Wisbech Road, Outwell Wisbech

- AUCTION SALE 23rd June 2026
- Three bedroom Detached House
- Full Renovation Required
- Potential to Redevelop/Extend subject to the relevant permissions
- Viewings Available!!

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

guide price

£110,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the sixth set of traffic lights and continue straight on. At the roundabout follow the road straight over and head out of Wisbech. Continue along, past The Wroe and take the next left signposted for Gaultree and the property will then be found on the right hand side. Look for our board!

Awaiting Photograph



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127292



Property Ref:
WSB127292 - 0002

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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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