



Downham Road, Outwell Wisbech PE14 8SE

Welcome to

Downham Road, Outwell Wisbech

****Cash buyers only**.** Occupying a riverside location, this substantial mid terraced property presents a rare opportunity for redevelopment or comprehensive renovation, subject to obtaining the necessary planning permissions. Set within a total plot of approximately 0.5 acres (S.T.S.), the property offers significant potential for those looking to create a bespoke home or explore redevelopment opportunities. The generous grounds include a variety of outbuildings, providing excellent scope for storage, workshops or future conversion, subject to the relevant consents. The combination of the sizeable plot, riverside setting and existing buildings makes this an exciting prospect for developers, investors or experienced renovators seeking a project with outstanding potential. Situated within easy reach of local amenities while enjoying a unique waterside position, this is an increasingly rare opportunity to acquire a property with extensive possibilities in a sought-after location. Early viewing is highly recommended to fully appreciate the scale of the plot and the opportunities on offer. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



FLOOR PLAN COMING SOON!!!

Agents Note:

'Heating to the property is served by Oil. Please contact the branch for more details'

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

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Downham Road, Outwell Wisbech

- Substantial mid terraced property
- Potential redevelopment opportunity (subject to planning permission)
- Total plot of approximately 0.5 acres (S.T.S.)
- Riverside location
- Popular village

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: F

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Continue out of town and remain on this road until entering the village of Outwell. At the mini roundabout proceed straight over and continue past the church on your right hand side. The property will be found further along on your left hand side.

£220,000



view this property online williamhbrown.co.uk/Property/WSB128557



Property Ref:
WSB128557 - 0005

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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