



Wisbech Road, March

Guide Price: £600,000



acorus®

**WISBECH ROAD
MARCH
CAMBRIDESHIRE
PE15**

A four bedroom farmhouse with large garden, single garage, land and outbuildings in all extending to a total plot size of 4.82 acres (1.95 hectares) located between the hamlet of Rings End and the Market Town of March.

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION (Please refer to this section in the details for further information).

FOR SALE BY PRIVATE TREATY
Freehold with vacant possession on completion

Guide Price: £600,000

(Ref: C377)

These particulars give only a general outline and your attention is drawn to the important notice printed within them.





INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

SITUATION/LOCATION

The property is located between the hamlet of Rings End and the market town of March off the A141.

March is a popular fenland town with the River Nene running through it. A popular stopping off point for boaters with free moorings in the town centre. There is a variety of shops with both high street names and smaller independent stores, restaurants and other amenities and services. The West End Park is home to the March Summer Festival.

There is a regular market held twice weekly offering a variety of locally grown and sourced goods.

March has excellent road and rail links to Ely and Peterborough.

DESCRIPTION

A four bedroom farmhouse (chalet bungalow) built in the 1970s with large well maintained established garden, single garage, land and outbuildings in all extending to a total plot size of 4.82 acres (1.95 hectares).

The property is surrounded by countryside and would make an ideal family home with scope for development, subject to planning consent.

ACCOMMODATION

With UPVC double glazing throughout, the accommodation comprises:

ACCOMMODATION

Ground Floor

Large Porch/Lobby with door to garage walkway leading to front door.

Hallway
Stairs to first floor with Stair Lift.

Kitchen/Breakfast Room
3.85m x 4.41m

Fitted wall and base units with laminate worktops over, acrylic single drainer sink unit, built-in hob and oven, plumbing for dishwasher.

Utility

Worktop with wall mounted cupboard above, boiler and plumbing for washing machine.
Door to rear garden.

Lounge/Dining Room
6.86m x 3.61m

Woodburner, sliding wooden doors to Kitchen and French doors to rear garden.

Snug/Reception Room
2.91m x 2.44m

Study/Bedroom 4
5.17m x 2.67m

Built-in cupboards, and door to side garden.

First Floor

Landing

Bedroom 1
4.71m x 3.59m

Built-in wardrobe.

Family Bathroom

Bath with shower over, W/C and wash hand basin with vanity unit below. Airing cupboard housing hot water cylinder.

Dressing Room/Laundry Room
3.52m x 2.44m

Sliding door leading to

Bedroom 2
4.39m x 2.67m

Built-in wardrobe.

Bedroom 3
2.03m x 3.43m

OUTSIDE

Gravelled driveway with parking. Attached single garage with flat roof.

Established well maintained gardens with manicured lawn and a variety of trees, hedges, shrubs and plants. Patio area. Vegetable garden with polytunnel, greenhouse, timber shed and chicken run and pen.

There is W/C and wash hand basin which forms part of the main chalet bungalow but is only accessed from the outside.

LAND AND BUILDINGS

The area of land as you approach the farmhouse from the road is currently laid to grass.

The former farmyard has four

buildings as follows:

Steel portal framed agricultural building with concrete floor measuring 255m².

Nissen building measuring 193m².

Workshop.

Traditional brick built barn with pitched slate roof measuring 78m².

(Please note the steel portal framed building, Nissen building and workshop have three phase electricity connected).

Planning History

Please note that planning permission has been sought to convert the above buildings to residential dwellings under Class Q Permitted Development Rights but the applications were unsuccessful. However, it may be that in the future such development could be achieved, subject to advice from the Local Planning Authority.

ACCESS AND RIGHTS OF WAY

The property is accessed off Wisbech Road via a shared roadway with a right of way in place in favour of the adjoining landowner.

The owner of the adjoining land is responsible for a contribution towards the maintenance and repair of the appropriate section of shared roadway.

EASEMENTS AND WAYLEAVES

We are not aware of any easements

or wayleaves affecting the property.

OVERAGE CLAUSE

Please note there is an overage clause in place which affects the property. Should the agricultural occupancy condition be removed from the dwelling over the next 13 years, 50% of any uplift in value is payable to the previous vendors.

TWENTY FOOT RIVER

Please note the Middle Level Commissioners have a byelaw width along the Twenty Foot River to allow for maintenance and other works which extends to 20 metres.

AGRICULTURAL OCCUPANCY CONDITION

Planning permission was granted for the dwelling on the 24 May 1974 subject to two conditions, one of which is an Agricultural Occupancy Condition. Condition one states:

'The occupation of the dwelling shall be limited to persons employed locally in agriculture as defined in Section 290 of the Town and Country Planning Act 1971, or in forestry, and the dependants of such persons.'

SERVICES (not tested)

The property is provided with mains water and electricity. Drainage is to a private system by way of a septic tank. Central heating is provided by oil.



ENERGY PERFORMANCE

RdSAP Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

LOCAL AUTHORITY

Fenland District Council
www.fenland.gov.uk
 01354 654321

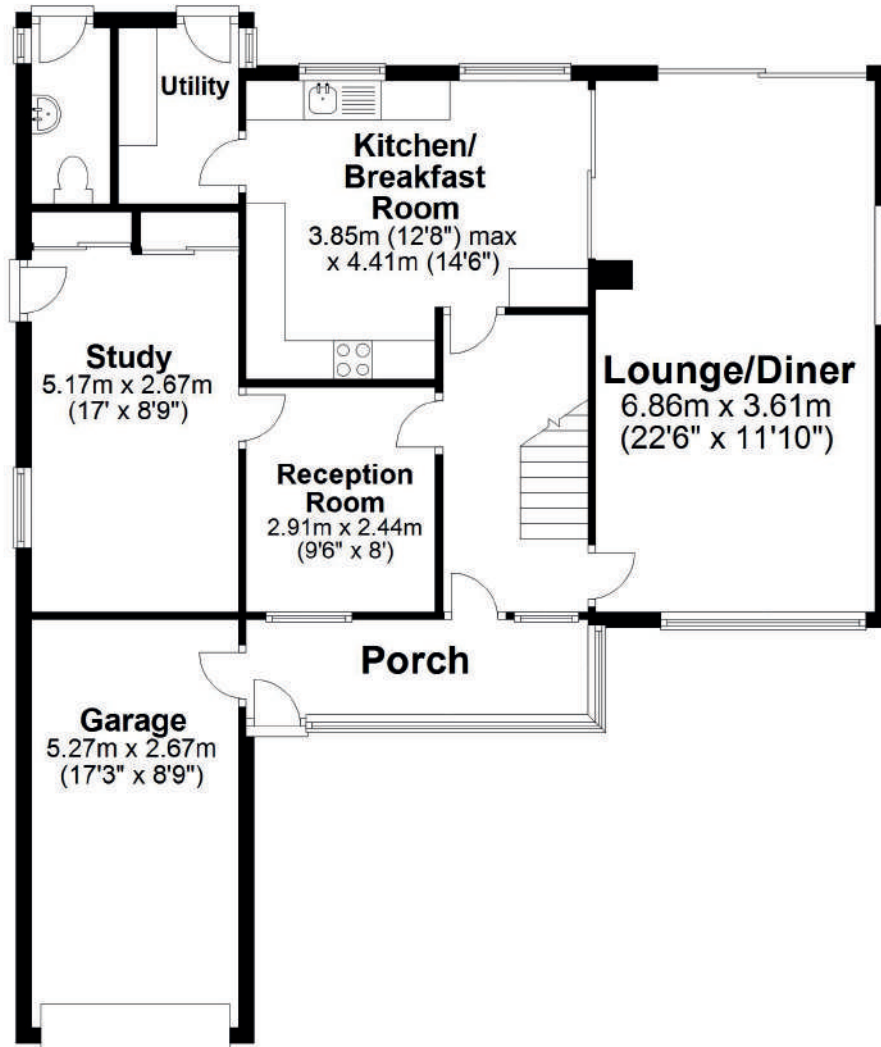
Council Tax Band D.
LEGAL COSTS

Each party will be responsible for their own legal costs.

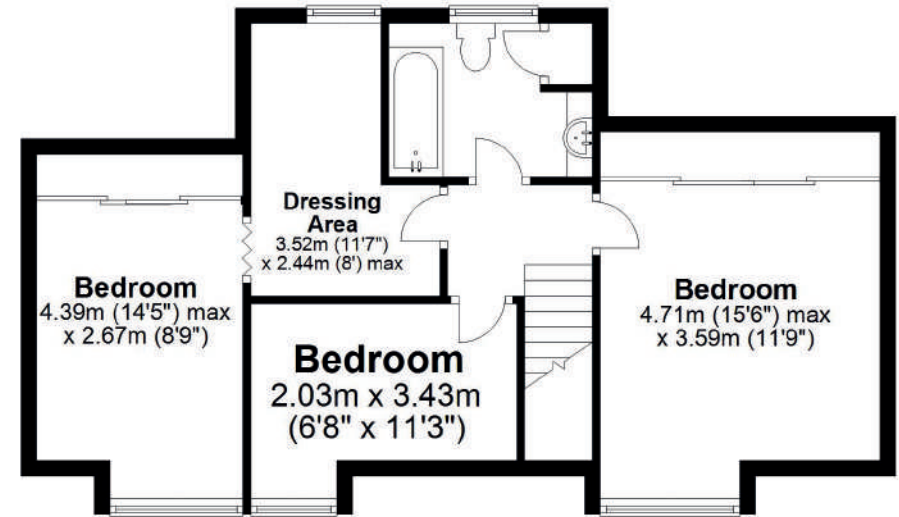
VIEWING

Strictly by appointment with the selling agent Acorus.

Ground Floor

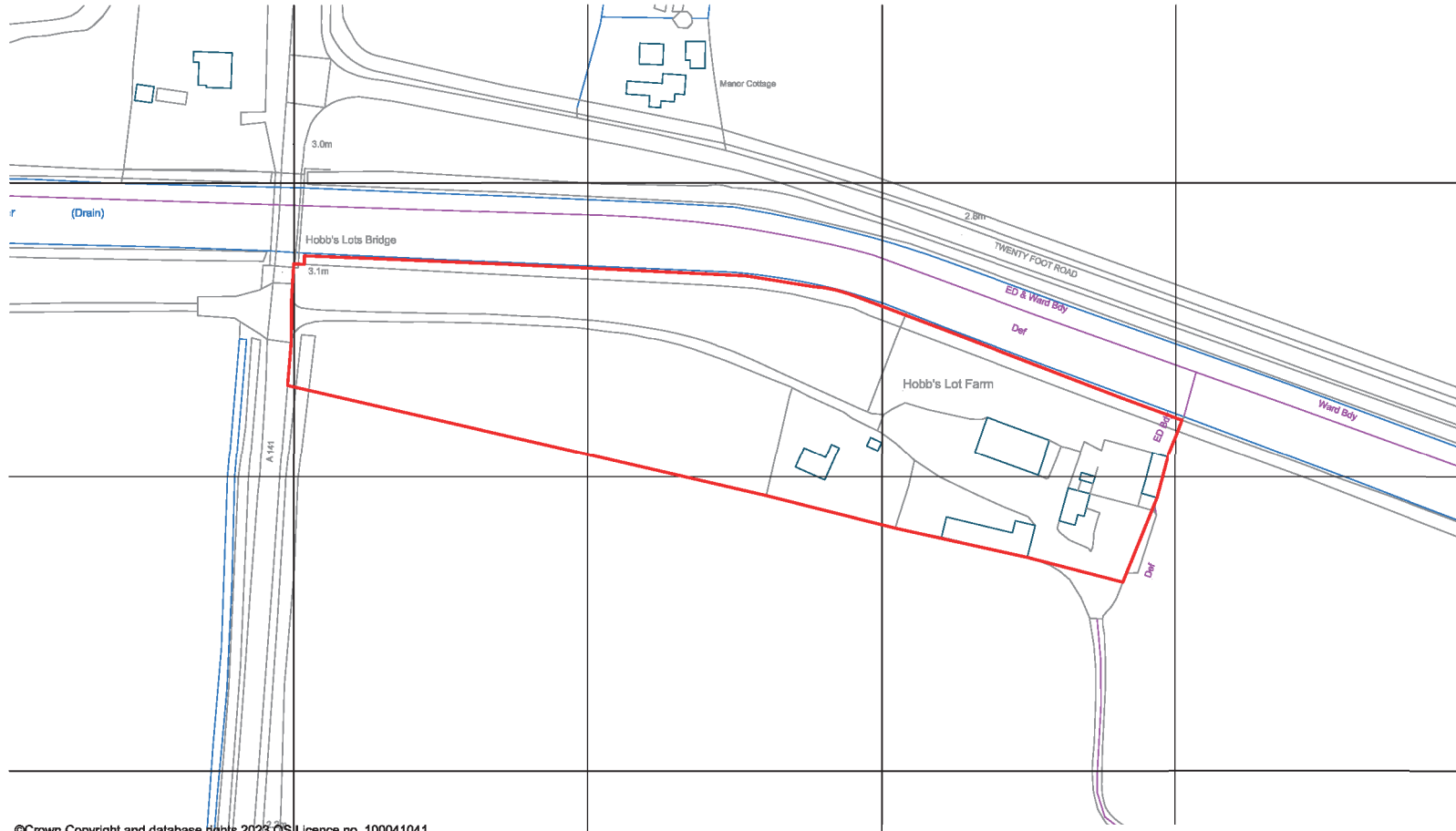


First Floor



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. A2G Assessments
Plan produced using PlanUp.

SITE LOCATION



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LOCATION PLAN

IMPORTANT NOTICE

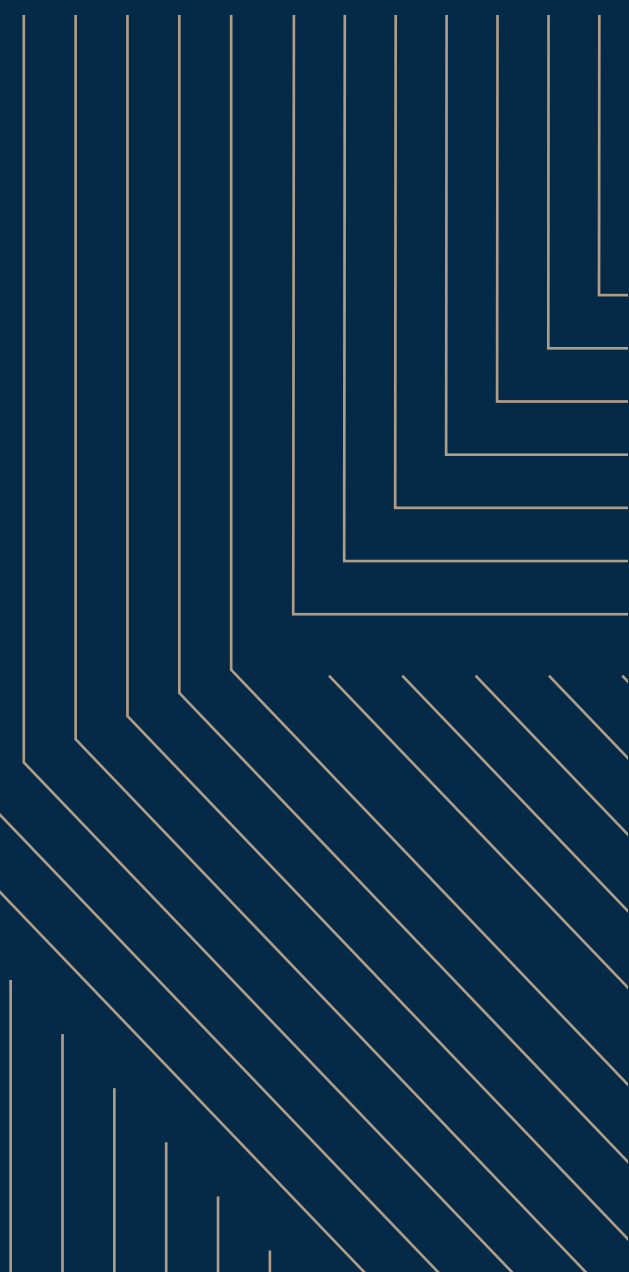
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