

Richardson

**Barns at Plantwater Farm
Whitemoor Road
March
PE15 0AF**

FOR SALE

GUIDE PRICE £195,000



- Traditional Barns with Permitted Development for 4-bed Dwelling
- Vacant Possession
- Situated on approximately 0.3 Acre
- For Sale by Private Treaty



Sheep Market House, Stamford, PE9 2RB

www.richardsonsurveyors.co.uk

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Barns at Plantwater Farm, Whitemoor Road, March, PE15 0AF

LOCATION

The barns are situated along Whitemoor Road, approximately 1.6 miles to the north west of the fenland market town of March and lies 20 miles east of the city of Peterborough.

The property lies a short distance from the A141 and A47 road network providing access to towns such as Wisbech, Kings Lynn, Ely and Huntingdon. There is a railway station in March with regular services to Peterborough and onto London.

DESCRIPTION

A rare opportunity to acquire attractive detached red-brick traditional barns with Permitted Development for change of use to a four-bedroom dwelling. The barns are single storey under a slate roof. The permitted development provides for a living room, kitchen diner, four bedrooms, an en-suite, bathroom, WC, cloak room and study. Outside there will be a parking area accessible via a right of access over the existing driveway and garden to the front of the property.

PLANNING PERMISSION

Permitted Development was granted on the 30th May 2017 for the change of use of an agricultural building to a four-bedroom dwelling. The application reference is F/YR16/1141/PNC04. A full copy of the Permitted Development application, planning decision notice and drawings are available for inspection at the selling agent's office or can be downloaded from Fenland District Council Planning Portal.

SERVICES

Mains water and electricity are all available either on site or immediately adjacent to the property. Interested parties should make their own enquiries as to the exact location and suitability of these connections.

METHOD OF SALE

The land is for sale by Private Treaty.

RIGHTS OF WAY

The purchaser of the barns will be granted a right of access over the driveway to the east of the property up to the parking area.

TENURE

The land is for sale with Vacant Possession available upon completion.

VIEWING

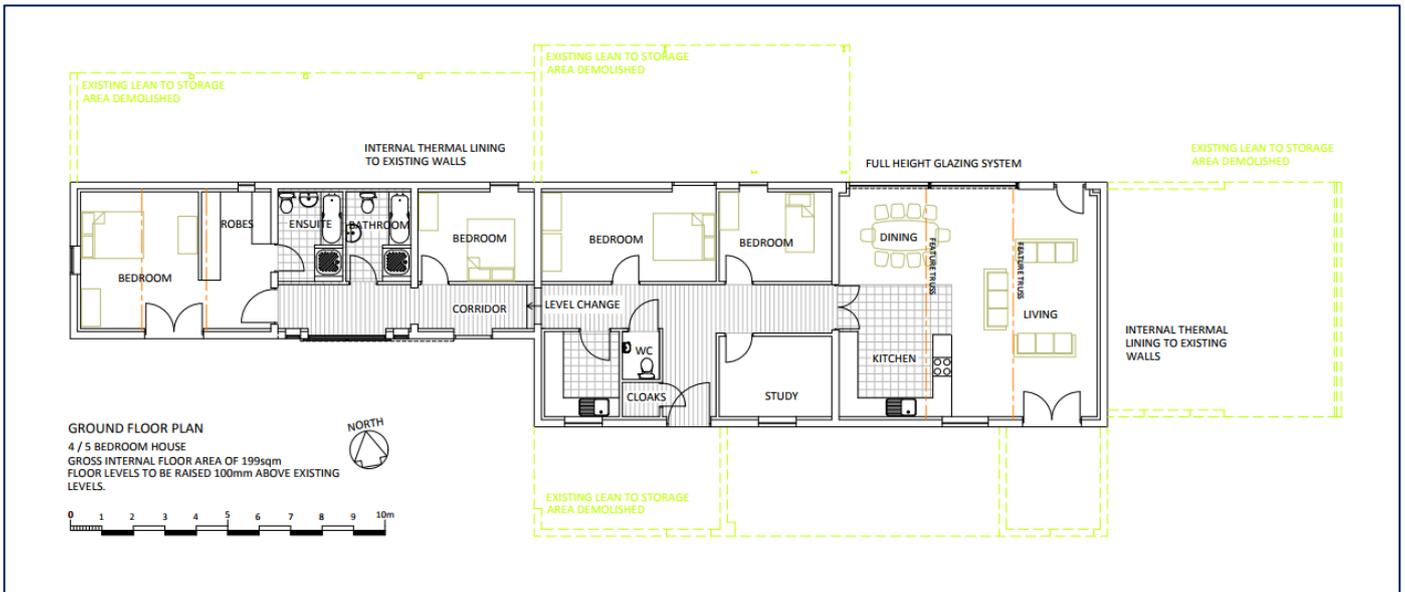
Strictly through appointment with Richardson.

FURTHER INFORMATION

Please contact Mark Thomas on tel: 01780 758009 or by email: mthomas@richardsonsurveyors.co.uk or Monet Johnson on tel: 01780 761651 or by email: mjohnson@richardsonsurveyors.co.uk



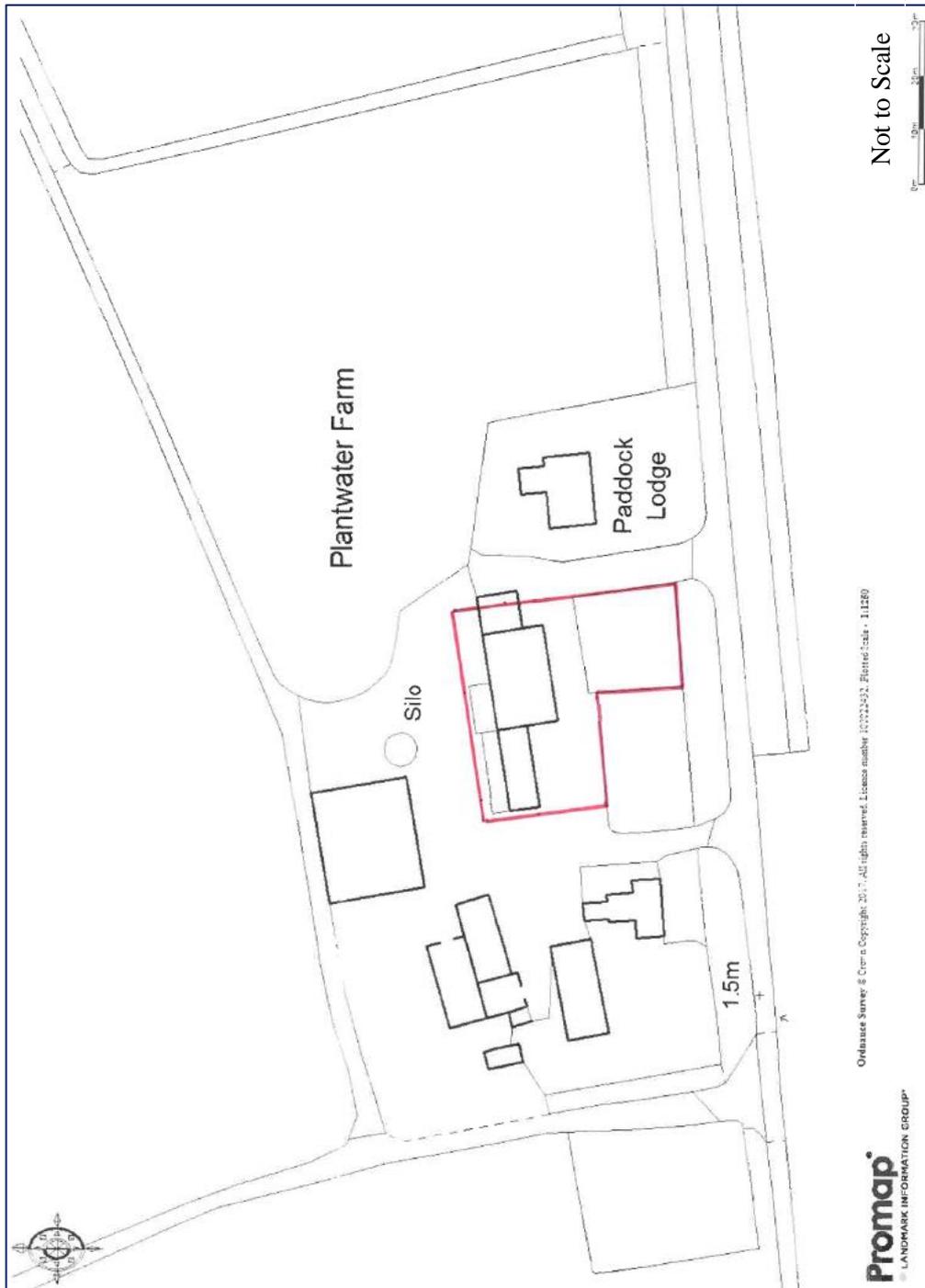
Floor Plan



Elevations



Site Plan



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. These particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
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4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.