



WESTFIELD ROAD, MANEA, PE15
£575,000

Carter Jonas

WESTFIELD ROAD, MANEA, PE15

A fantastic development opportunity in the sought after village of Manea, offering outline planning permission for seven new homes with associated garages and a new access.

Set within an established residential location close to local amenities, transport links and beautiful countryside, this well positioned site also includes the retention of the existing bungalow and provision for a retention pond.

An excellent prospect for developers looking for a well-connected and attractive Fenland setting.

Manea benefits from excellent transport links, with its train station offering direct services to Cambridge, Peterborough and Ely, as well as convenient connections to Birmingham and Stansted Airport. Ely train station, just 17 miles away, provides multiple fast services per hour to London King's Cross/St Pancras in under an hour and to Cambridge in as little as 15 minutes.

The village is well positioned for access to the nearby towns of Chatteris, March and Ely, and enjoys good road connections via the A141, A142 and the A1(M)/A14 corridor.

Manea offers a range of local amenities including public houses, convenience stores, and takeaways. The surrounding area boasts beautiful nature reserves and scenic walks, including the RSPB Welches Dam on the Ouse Washes. Just 0.4 miles away, a former gravel pit has been transformed into a thriving conservation area, perfect for fishing, walking and outdoor recreation.

Families are well catered for, with a primary school in the village and secondary schooling available in Chatteris, March and Ely

TENURE: Freehold

LOCAL AUTHORITY: Fenland District Council

A FANTASTIC DEVELOPMENT OPPORTUNITY IN THE SOUGHT AFTER VILLAGE OF MANEA, OFFERING OUTLINE PLANNING PERMISSION FOR SEVEN NEW HOMES.



Services

Services are believed to be available; however, purchasers are responsible for undertaking their own due diligence.

Planning

Full details can be found on Fenland District Council under Reference F/YR24/0525/O. Planning permission is granted at appeal for the erection of 7 no. dwellings with 3 single garages, 4 double garages, new access and retaining of existing bungalow including demolition of existing sheds and formation of a retention pond at 12A Westfield Road, Manea, Cambridgeshire PE15 OJG.

Method of Sale

The property is for sale via Private Treaty.

Viewings

Strictly by appointment only with agents. To book your appointment, please contact Jason Capel or Megan Jeacock on 01223 403330.





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