

FOR SALE

Development Land

Freehold development opportunity
(3.23 acres) nestled in the heart of
Wisbech's prime commercial district
located just off the A47.

Guiding £1,250,000

(One Million Two Hundred and Fifty Thousand
Pounds)



Summary

 Freehold

 Site area of 3.23 acres (1.31 ha)

 Development opportunity which could suit a range of commercial uses including industrial, retail or hotel (subject to the usual consents)

 Offered with vacant possession

 Excellent situation within Wisbech's established retail area

 Nearby occupiers include Curry's, Halfords, B&M, Dunelm, Lidl, Wickes McDonald's, Starbucks and Argos

 Offers considered on an unconditional or subject to planning basis



Description

The property comprises a vacant parcel of land that was historically used as dog kennel facility with a combination of barn-like structures and bungalows totalling approximately 3.23 acres (1.31 hectares) in size. The plot forms a rectangular shape bounded by palisade fencing on all boundaries and is largely undeveloped with the central portion of the site being built upon to provide a residential dwelling as well as associated structures for the operation of a dog kennel. In terms of services to the site, we understand that electricity, gas and water are present on site, but we recommend that any interested parties make their own enquiries.

The site is located within an established employment area to the west of Cromwell Road (B198), which is the main approach to Wisbech town centre from the south approximately 0.5 mile north of the site. The site has a prominent road frontage of 78m and the site as a whole is circa 180m in depth from front to back



Access

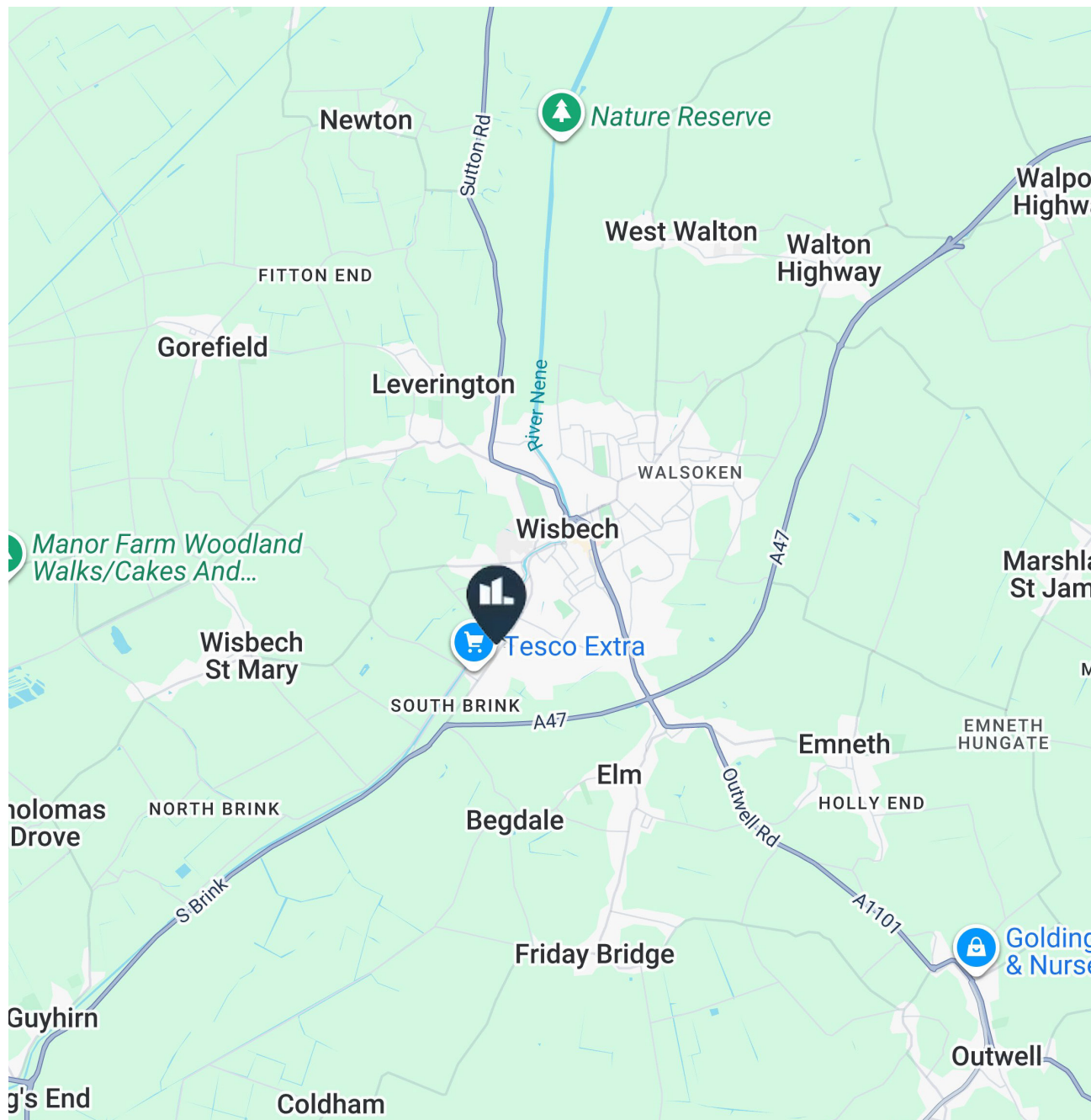
The site benefits from 3 potential points of access. There is an existing access to the front of the site from Cromwell Road as well as an existing access from the rear off South Brink. South Brink is an adopted highway and fully tarmacked. Additionally, the site benefits from rights reserved in the title to access the site from the next-door Lidl property through their access on Cromwell Road.

Situation

The property is nestled in the heart of Wisbech's prime retail park location off the A47 which bypasses the town centre. The site is situated on Cromwell Road (B198) which leads directly to the town centre. The southeastern fringe of the town is where the majority of the retail warehousing and industrial estates are located. Cromwell Road provides access to the town's major retail parks (Belgrave Retail Park and Cromwell Road Retail Park) as well as the town's primary industrial / logistics location with nearby occupiers including Curry's, Halfords, B&M, Lidl, Wickes, Knowles Logistics, DHL and Lineage to name just a few.







Location

The site is located in the historic market town of Wisbech in the northeast of the county of Cambridgeshire. It is approximately 40 miles north of Cambridge, 60 miles west of Norwich and 100 miles north of London. It sits on the border of the county of Norfolk.

Wisbech has a long-established heritage in agri-food production and processing, which has formed the backbone of its local economy. The town is a key hub for agriculture and food manufacturing, with these sectors showing the highest potential for future growth and productivity. Wisbech also benefits from a significant retail presence and a growing logistics and distribution sector, supported by its strategic location and transport links. The town's industrial base is complemented by a high proportion of medium-sized businesses, particularly in food processing and packaging, which contribute to a well-established industrial cluster. These industries underpin a robust employment market and support the development of commercial and industrial zones across the area.

Planning & Development Opportunity

The Emerging Fenland District Council Local Plan designates the entire site within the Wisbech settlement boundary and part of the site consisting of the existing bungalow, kennels and the grassed 'training area' within the South-West Wisbech Established Employment Area. The rear of the site lies outside of this designated Employment Area. Given that the site has a prominent roadside location fronting onto an important through route into Wisbech town centre, predominantly within an established employment area, and nearby existing retail, storage facilities and general industrial units, then a range of possible uses could be considered on this site. This could include Class E (commercial, business and retail) a), b), c), d), e), f) and g); B2 (general industrial); B8 (Storage or distribution); and C1 (Hotel).

A full planning note from Pegasus is available in our data room.

Offers

Offers are invited in excess of £1,250,000 (One Million Two Hundred and Fifty Thousand Pounds) subject to contract and exclusive of VAT. Pricing at this level reflects a capital value of £387,000 per acre.

VAT

The property is elected for VAT and therefore VAT at the prevailing rate will be applicable on the purchase price.

Tenure

The property is held Freehold under title number CB451368.

Anti Money Laundering

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

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