

LAND AT BROADEND ROAD WISBECH



An opportunity to purchase a parcel of land with access onto the A47 with potential to deliver a renewable energy scheme or development (subject to planning)

Approximately 11.64 acres (4.711 hectares)

Property Summary

- Good access from the A47 and from Broadend Road
- 30-minute walk to central Wisbech
- Adjacent to existing commercial and employment property

Distances

Central Wisbech – 1.5 miles, King's Lynn – 12.5 miles,
Downham Market – 13.5 miles, Peterborough – 24 miles,
Cambridge – 40 miles (all distances are approximate)

For sale by Private Treaty

Enquiries

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Aerial Video



360 View



Please read Important Notice on the page 5.

**LAND AT BROADEND ROAD
WISBECH**





Introduction

The sale of the land at Broadend Road provides an opportunity to purchase a site with development potential (subject to planning) with direct access onto the A47, the total site extends to approximately 11.64 acres (4.711 hectares) and is bounded by the A47 to the east, Broadend Road to the south, commercial use to the west and horticultural use to the north, part of this land now benefits from planning permission for a Battery Storage Facility so will be in use for storing renewable energy.

Location

The land at Broadend Road is in the King's Lynn and West Norfolk District in the County of Norfolk. The property is in close proximity to Wisbech, a Fenland town located in the county of Cambridgeshire, approximately 24 miles from Peterborough and 40 miles from Cambridge.

Situated adjacent to the A47, the location provides good access to the Midlands and to the south via the A10. Train stations at Downham Market and March are a short distance away providing direct trains to Cambridge with transfer links to London; Peterborough provides a direct train into central London.

Due to the quality of the soils in the Fen the area is well-known for its agriculture, horticulture and flower farming. These industries employ a significant number of people and support a large and diverse range of associated businesses. The site adjacent to the property is an industrial park and several of the occupiers have operations that relate to this use.

The land to the west of Broadend Road has been allocated in the King's Lynn and West Norfolk Local Plan as a suitable site to deliver 550 residential units.

Situation

The site is situated to the north of Broadend Road and to the west of the A47. Central Wisbech is approximately a 30 -minute walk. Historically a merchant town, Wisbech is centred around the River Nene. The High Street has a mix of independent and national retailers as well as food and leisure establishments. There are several primary and secondary schools to choose from and a community centre offering numerous recreational activities. In addition to this, Wisbech has a unique 12-acre park comprising mature trees, open parkland and recreational facilities including a children's play area and a tennis court.

Access

The site is accessed directly from Broadend Road and from the A47.

Description

The site extends to approximately 4.711 hectares (11.64 acres). The site is a roughly a 't shape' parcel of land that previously formed part of a wider agricultural holding which has since been disbanded. The property comprises 11 acres of pasture / grazing land. There is a drainage dyke that runs to the south of the property along Broadend Road.

Agricultural Land Classification

The land is classified as Agricultural Grade 1.

Tenure & Possession

The property is for sale freehold with vacant possession on completion.

Method of Sale

The property is for sale by Private Treaty.

Planning

The property is within the jurisdiction of King's Lynn and West Norfolk District. The site does not benefit from a planning consent.

Given the surrounding uses including large scale commercial and employment as well as good access links onto Broadend Road and the A47 the property has potential for redevelopment (subject to planning consent).

The land directly to the north of the site benefits from planning permission for a Battery Storage Facility. Consent was granted in July 2025.

Overage

The property is for sale subject to an existing overage provision of 35% of any uplift in value arising from a change of use within a period of 50 years ending in 2073. Agricultural and equestrian uses will be permitted without triggering the overage payment.

Further details are available from the selling agent.

Registered Title

The land is registered under Title Number NK187491

Value Added Tax

Should any sale of the site, or any right attached to it become a chargeable supply for the purpose of VAT, such tax will be payable by the purchaser in addition to the contract price.

Services / Utilities

It is understood mains services / utilities are located within Broadend Road, but the purchaser (s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such services.

Solicitors

Clyde & Co, London - Rachel Orton

Wayleaves, Easements & Rights of Way

The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars. Specifically:

A right of way is reserved over the land hatched blue on the sale plan for vehicular and agricultural access (for the benefit of the neighbour to the west).

A right of way is also reserved over the land hatched green on the sale plan for the benefit of the neighbour to the north to access their land with or without vehicles and agricultural machinery.

The full details of these charges are set out in the title register.

The purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the property.

Postcode

The nearest postcode is PE14 7BQ

what3words

The location of the entrance to the property is /// tulip.wired.crest

Viewings

Viewing and access to the property must be arranged in advanced with Bidwells. Interested parties may view the property unaccompanied but must have a copy of these particulars to hand.

Anti-Money Laundering

To comply with the Money Laundering Regulations 2017, once an offer is accepted the purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

Local Authorities

The site falls within the jurisdiction of King's Lynn & West Norfolk

Kings Court, Chapel Street, Kings Lynn

T: 01553 616601 Website: www.west-norfolk.gov.uk

Boundaries

The Vendor and the Vendor's agent will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The Purchaser(s) will have to satisfy themselves as to the ownership of any boundaries. The Purchaser(s) will be liable for the maintenance for the boundary fences as shown on the site plan.

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchasers will be deemed to have satisfied themselves of the property as scheduled.

Health & Safety

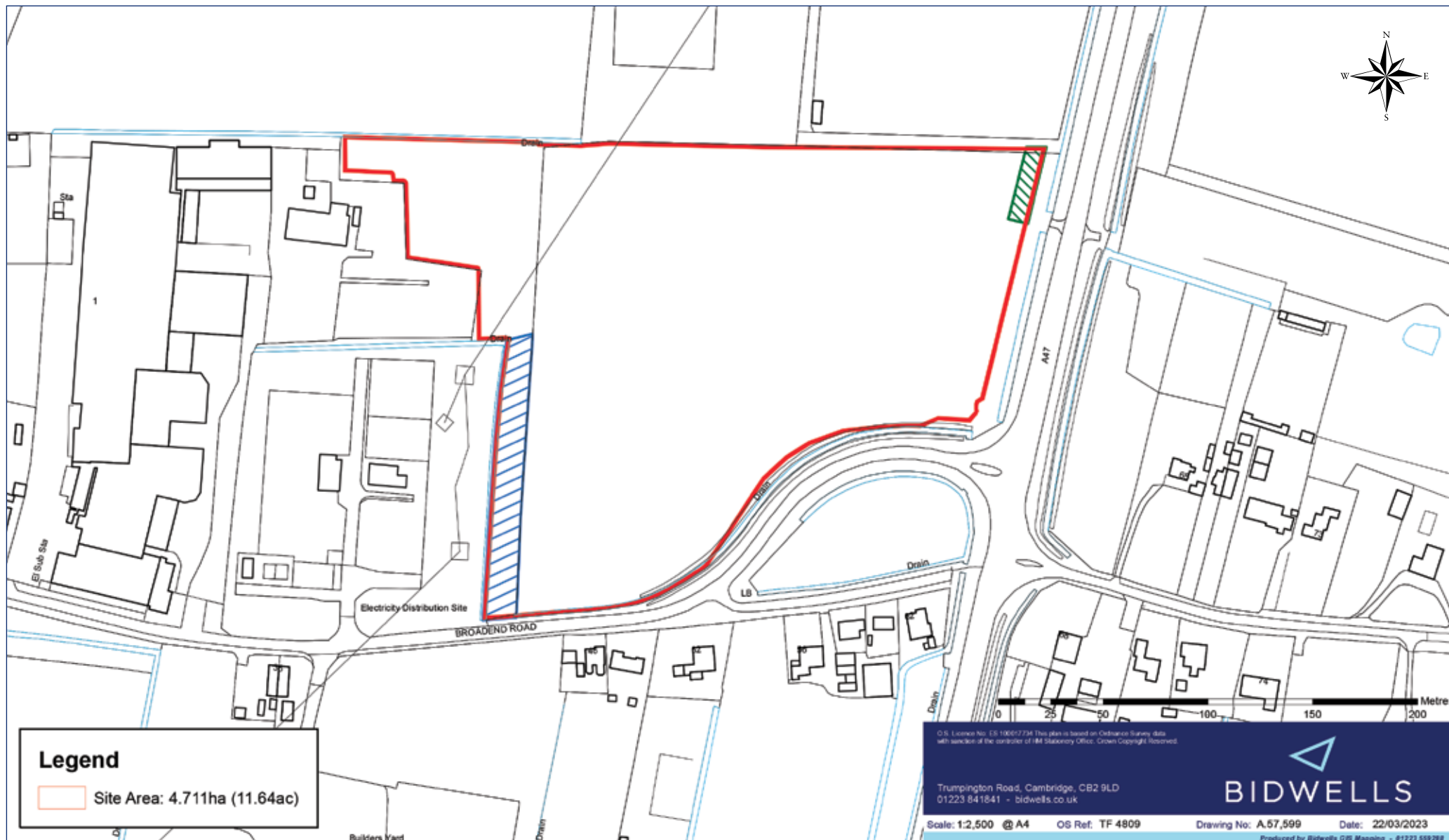
We ask any prospective parties to be as vigilant as possible for your own safety when undertaking inspections.

Photographs, Fixtures & Fittings

The photographs in these particulars were taken in March 2023. Other images are computer generated visuals for illustration purposes only. Only those fixtures and fittings described in the sale particulars are included in the sale.

Date

These sale particulars were produced in February 2026.



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