

VANTAGE
LAND

01727 701303

Parklands Barn, Tydd St. Giles, Cambridgeshire

Barn & land for sale on Park Road in Tydd St. Giles, Wisbech, PE13 5NH

An exceptional countryside lifestyle opportunity with exciting possibilities

Parklands Barn presents a rare and exceptional opportunity to own a substantial countryside holding in an attractive edge-of-village setting.

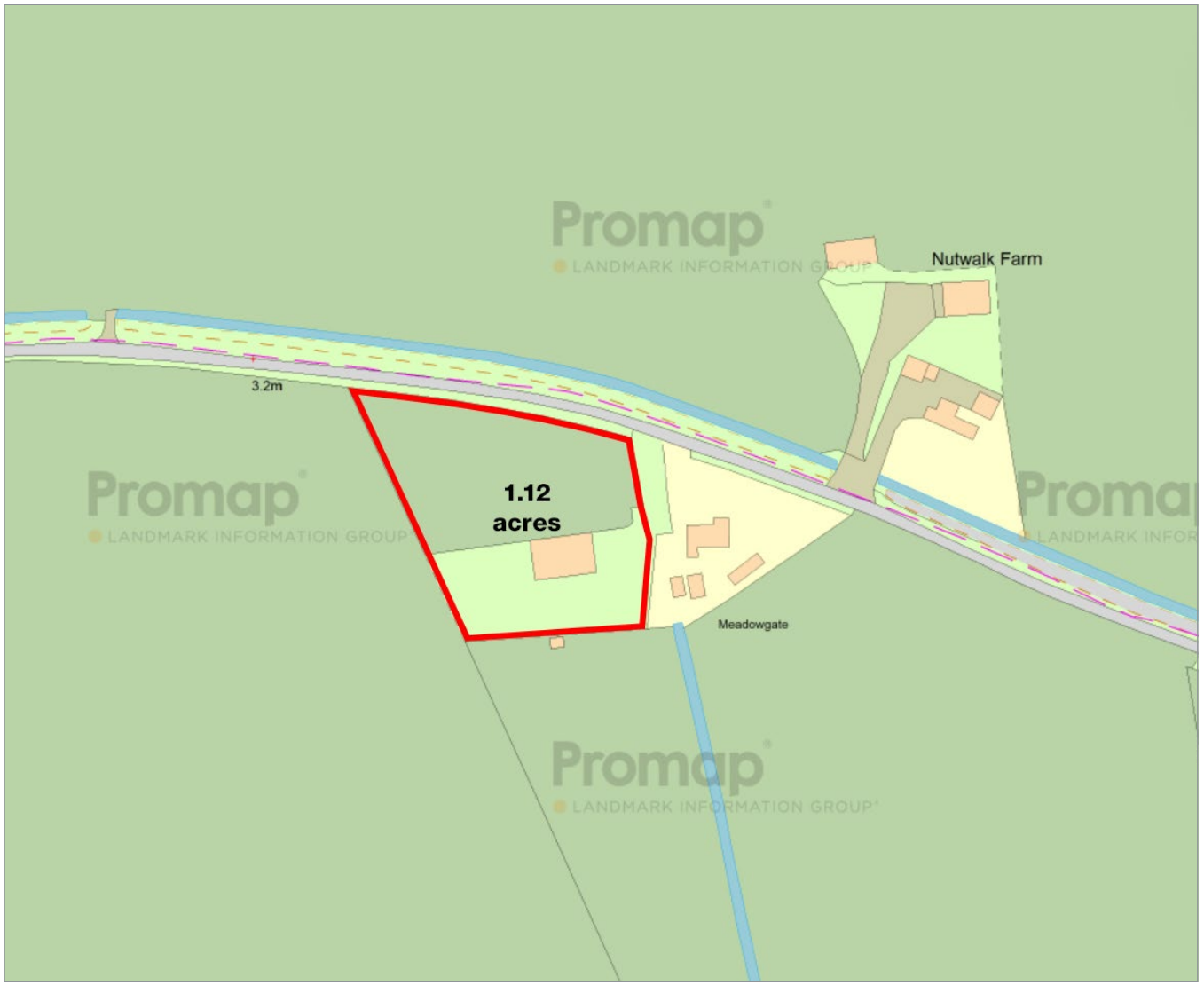
Extending to 1.12 acres, the site is centred around a large, 213 sq.m. (2,292 sq.ft.) barn, measuring approx. 18.1m x 11.8m. This impressive building provides a versatile space with exciting possibilities as it lies close to several barns that have been granted planning permission to convert into new homes.

The site is flat with well-defined boundaries and benefits from extensive road frontage and driveway access from Park Road.

The property is pleasantly located on the edge of the picturesque and sought-after village of Tydd St. Giles, a popular place to live, and within easy reach of the historic market town of Wisbech. With good road connections via the A17 & A47, the site perfectly combines tranquillity with convenience, making it an appealing prospect for a wide range of buyers.

So, whether you envision a private equestrian retreat, a thriving smallholding, or a bespoke 'Grand Design' (subject to planning), this rare slice of Cambridgeshire countryside could be the perfect canvas for your dreams.

Size	Guide Price
1.12 acres	£195,000





Location

- 5.1 miles to Wisbech
- 6.3 miles to Holbeach
- 10.8 miles to Spalding
- 11.9 miles to March
- 13.3 miles to Kings Lynn
- 17.4 miles to Peterborough
- 18.1 miles to Boston
- 35.9 miles to Cambridge

Transport Links

- 2.7 miles to the A1101
- 4.1 miles to the A17
- 5.9 miles to the A47
- 8.8 miles to the A16
- 11.1 miles to Spalding Train Station *
- 11.4 miles to March Train Station **

* Journey Times: 52m to Lincoln

** Journey Times: 17m to Ely; 34m to Cambridge

The site is pleasantly situated on the western edge of Tydd St. Giles – a desirable and charming village with a strong sense of community and a good school.

The village hall, church and traditional pubs regularly host local gatherings bringing residents together. Whether it's a village fête or a friendly chat over a pint, there's always something to foster the close-knit atmosphere that defines this pretty village.

Tydd St. Giles is perhaps best known for its popular Golf Country Club, which offers an 18-hole golf course and exclusive clubhouse, as well as a state-of-the-art leisure facility, featuring a gym, swimming pool, sauna and steam room, along with a café and a separate bar/restaurant.

A local bus service provides access to neighbouring villages and a range of local shops and amenities, whilst the nearby historic town of Wisbech offers a larger selection, including a theatre, swimming pool, and library, as well as the popular Horsefair Shopping Centre and a great mix of bars and restaurants.

For those who prefer the great outdoors, the surrounding nature reserves and scenic walking trails offer a refreshing break from everyday life.



The site is level and well-defined.



Close to several barns that have been granted planning permission to convert into new homes.

Planning

The land includes an 18.1m x 11.8m barn that was granted permission in March 2001 for use as stables, a tack room, and ancillary storage under Planning Reference F/YR00/0800/F.

This permission also included the change of use from agricultural land to the keeping of horses.

There are no current planning applications on the site.

Land Designation

The land is Greenfield. Any development or change of use would be subject to the appropriate permission.

Local Authority

Fenland District Council
www.fenland.gov.uk

Local Development

There are several cases of barns being granted planning permission to convert into new homes within the local area. These include:

Planning Ref. F/YR25/0883/F

Just 0.25 miles up the road from Parklands Barn, an application to convert an existing barn to a large custom build dwelling has been approved.

Planning Ref. F/YR24/0644/F

1.1 miles east of Parklands Barn, an application to convert an agricultural building to a 2-bed dwelling with a new single storey side extension and detached garage has been approved.

Planning Ref. F/YR21/1205/LB

2.3 miles east of Parklands Barn, an application to convert an existing barn to a 2-bed dwelling has been approved.

Planning Ref. F/YR21/0964/F

1.3 miles south of Parklands Barn, an application to convert an existing barn with a new single-storey side extension and detached garage has been approved.

Land Values

With a wide range of potential uses, agricultural land remains an attractive investment for a diverse range of buyers. This is supported by the fact that **over the past five years, land values have risen by 25%** outperforming the residential property market.



Interior of Parklands Barn.



Rear elevation of Parklands Barn.



Interior of Parklands Barn.



Side elevation of Parklands Barn.



Parklands Barn has a curtilage of 1.12 acres and benefits from driveway access.



The site lies on Park Road from which it enjoys 84m of road frontage.

Method of Sale

The land is offered for sale by private treaty. The freehold is available with vacant possession on completion.

Access

The site benefits from 84m of road frontage onto Park Road, with the driveway entrance located towards the north-eastern corner. If you require any further information, please call 01727 701303.

what3words

what3words have divided the world into 3 metre squares and have given each square a unique combination of three words.

The entrance to the driveway on Park Road can be found here – ///nooks.bottle.wiring

Viewing

To arrange a viewing, please call 01727 701303 to speak to one of our experienced land consultants or email enquiries@vantageland.co.uk.

The Property Misdescriptions Act 1991

Vantage Land & Property Ltd has produced these particulars in good faith but cannot guarantee total accuracy. Sizes and distances are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.