



VANTAGE
LAND
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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

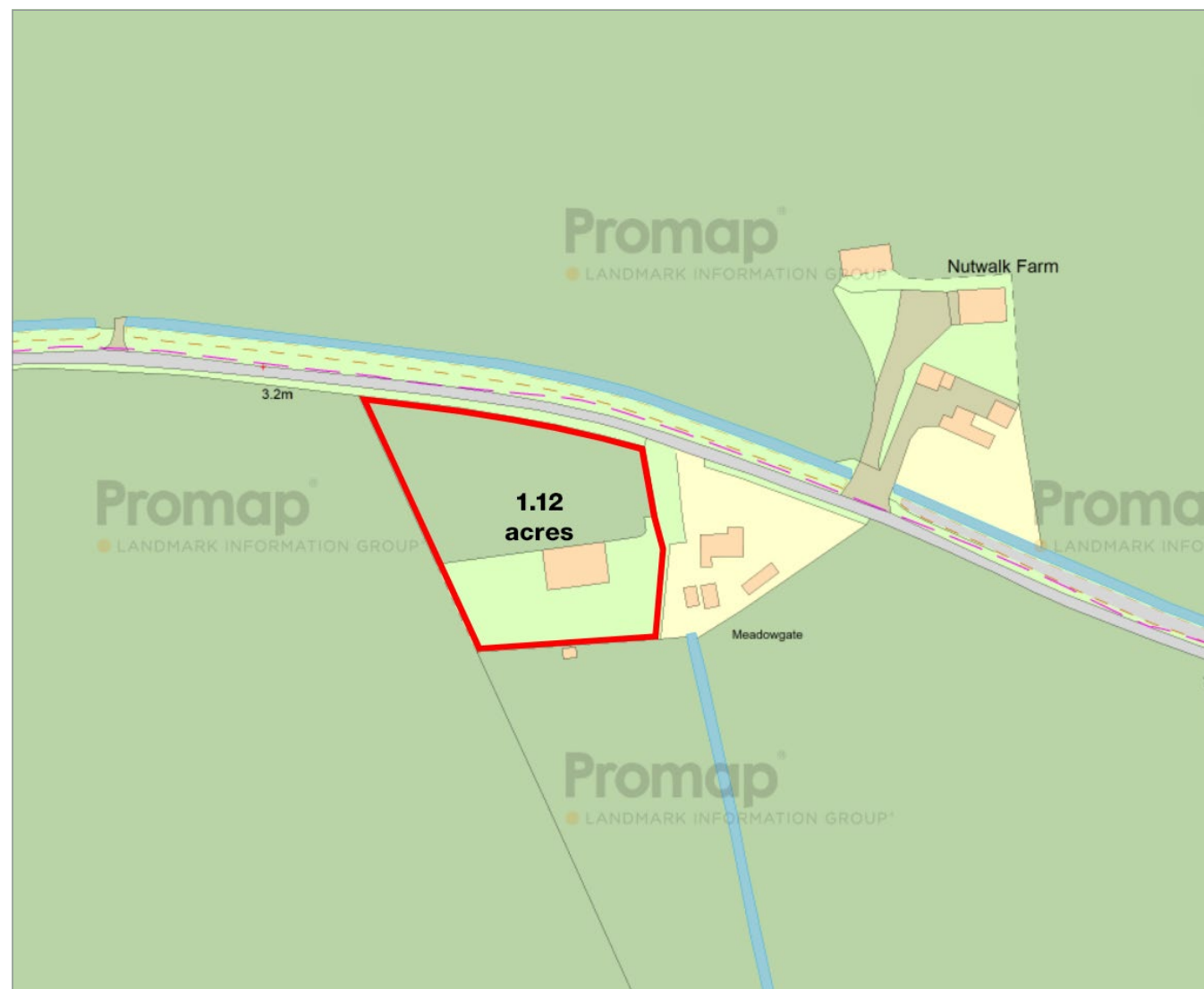
Parklands Barn presents a rare and exceptional opportunity to own a substantial countryside holding in an attractive edge-of-village setting.

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 84 metres of road frontage and driveway access from Park Road.

The property is pleasantly located on the edge of the popular village of Tydd St. Giles, 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 buy.

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

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

The village hall 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 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.

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 **

The neighbouring villages provide 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.

* Journey Times: 52m to Lincoln

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



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.





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](https://www.what3words.com////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

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