

# Walton Highway

Campsite Cambridgeshire, Strattons Farm, Wisbech, PE14 7DP



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## FOR SALE

6 ACRES

(2.43 HECTARES)

OFFERS IN THE REGION OF £1,000,000

## FOR SALE – Campsite Cambridgeshire

- Wonderful Lifestyle Opportunity
- Large 4 Bedroom Bungalow with Granny flat
- 2 Bed Self Contained Annex
- Indoor Swimming Pool
- Fishing Lake
- Over 6.5 Acres in total
- 4.5 Acres of Touring land
- 1 Static Caravan

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The property presents a wonderful lifestyle business opportunity or development bolt on subject to the necessary consents about 30 mins drive from Sandringham and nearby beaches.

Thanks to the extensive and flexible residential accommodation the property would suit a family buyer looking for a self contained “Granny” flat, a B & B purchaser keen to utilise all the bedrooms/annex alongside the touring park or an experienced holiday property operator looking to expand the space already developed.

The property is situated within the Fens, in rural North Cambridgeshire, close to the Norfolk Border.

The property is just over 4 miles north east of the popular town of Wisbech and 10 mile south west of King's Lynn.

The property is in close proximity to major road networks including the A47 and the A17.

The property extends across 6.5 acres of land, with 2 acres made up of fishing lakes and residential property with a bungalow, annex and swimming pool.

There are 4.5 acres of usable area, which has been developed and landscaped to create a private touring area, storage area, a single hire static caravan and space for 40 touring caravans.

The bungalow is a large residence with a conservatory, living room, snug, kitchen/diner, 4 double bedrooms and en-suites with a master bathroom. Plus there is also:

A self contained and spacious 2 bedroom annex

A self contained and spacious 1 bedroom “Granny” flat

A self contained studio (1 bedroom)

The indoor swimming pool is currently available for guests to book, but could be easily sectioned off to the bungalow.

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Upon Enquiry

Freehold

Upon Enquiry

Upon Enquiry

## Contacts

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## Further Information

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