



# Wisbech

## Local Area

### Guide



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## Welcome,

**My name is Matt Wisniewski and I'm the Branch Manager of Valiant Properties.**

During the last 10 years we've been serving the people of Fenland, we've helped hundreds of clients rent and sell their homes due to a desire to downsize their property.

We prefer to call it 'right sizing' because it's all about finding the right size home for you in whichever stage of life you're in.

Some people are excited about the idea of moving to a new, more manageable home and ideally freeing up some equity.

Others are anxious, it's a significant change, and many of the people we help sell and buy haven't moved home in decades.

We understand that in many cases, you are not just selling bricks and mortar but letting go of treasured memories and deep emotional bonds.

So, we never forget the emotional side of moving. And that's why we can assure you you'll always receive a patient, polite, and professional service should you decide to sell your home with us.

Our aim is always to help and guide you to make the best decision for you and your future.

After reading this guide, you may find it helpful to have a no obligation, no-pressure chat with us about your situation.

**Thank you for your time, and please get in touch with us if you have any questions whatsoever.**



**Matt Wisniewski**  
Property Consultant  
Valiant Properties

## Area Overview

Tucked away in a northern corner of Fenland, Wisbech is perched next to Norfolk and just to the south of her other near neighbour, Lincolnshire.

Remnants of Wisbech's past proud heritage as a port can be seen all around in the surrounding area, criss-crossed with rivers and waterways and the dark black peaty agricultural soil so synonymous with this part of Cambridgeshire.

The significance of Wisbech as a centre for trade and commerce can be seen in the legacy of stunning 18th-century architecture on the North and South Brinks and the stunning Crescent. Wisbech is one of only five locations in the country with residential crescents. One of these iconic properties, Peckover House, is now owned by the National Trust.



The dark fertile soil, a legacy of the drainage schemes implemented by Dutch engineers in the 17th century, provides excellent growing opportunities and not just for agricultural produce: flowers and bulbs are a local speciality.

The town did indeed have its own horticultural college, the Isle of Ely College & Horticultural Institute which opened in 1956 but this closed in the early years of this century.

Wisbech is home to one of the oldest purpose-built UK museums, the Wisbech and Fenland Museum with some notable artefacts including Napoleon's breakfast service and some important collections relating to the anti-slavery campaigner, Thomas Clarkson after whom the town's secondary school is named.

Wisbech has some unusual and little-known legacies including mustard sold at the annual mustard markets which started in October 1906 and famously attended by Coleman of Norwich who went on to produce the international brand of Coleman's mustard. The Wisbech mustard market was held over four Saturdays in October after the brown and white seeds had been harvested.

## Property Types in Wisbech

Wisbech offers a range of property styles representing the history of the town spanning its famous 18th-century architecture to new builds of the 21st century. As a town, Wisbech represents excellent value for money for the keen house hunter where any budget will stretch a long way.

The average price in Wisbech over the last 12 months was £220,866\*. Most completions were detached homes making on average £266,556\*, semi-detached houses sold for an average of £175,324\* with terraced properties fetching £138,919\*. Overall, sold prices in Wisbech were up 11% on the previous year.



Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£268,853	£162	3.5	£266,556
Semi-detached	£166,078	£154	2.9	£175,324
Terraced	£133,430	£155	2.5	£138,919
Flats	£114,290	£137	1.6	£109,375

Average values

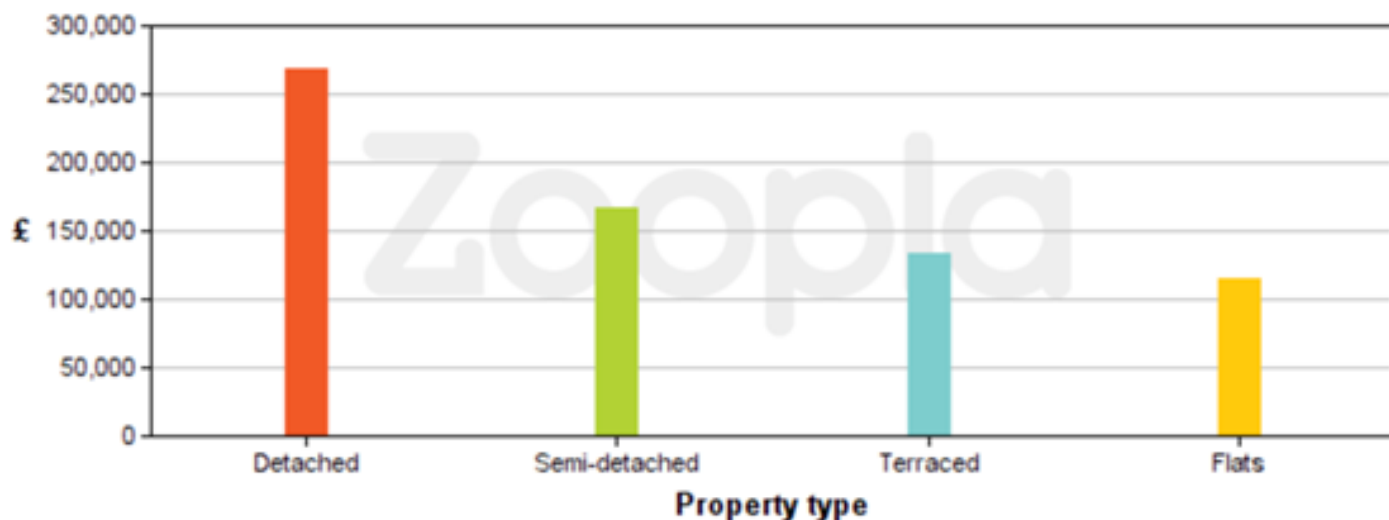
Value trends

Value ranges

Home values

[Compare to another area](#)

Average values in Wisbech (Feb 2021)



## Rental Prices in Wisbech

The average monthly rental price in Wisbech is £603 PCM\*\*

### Current asking rents in Wisbech

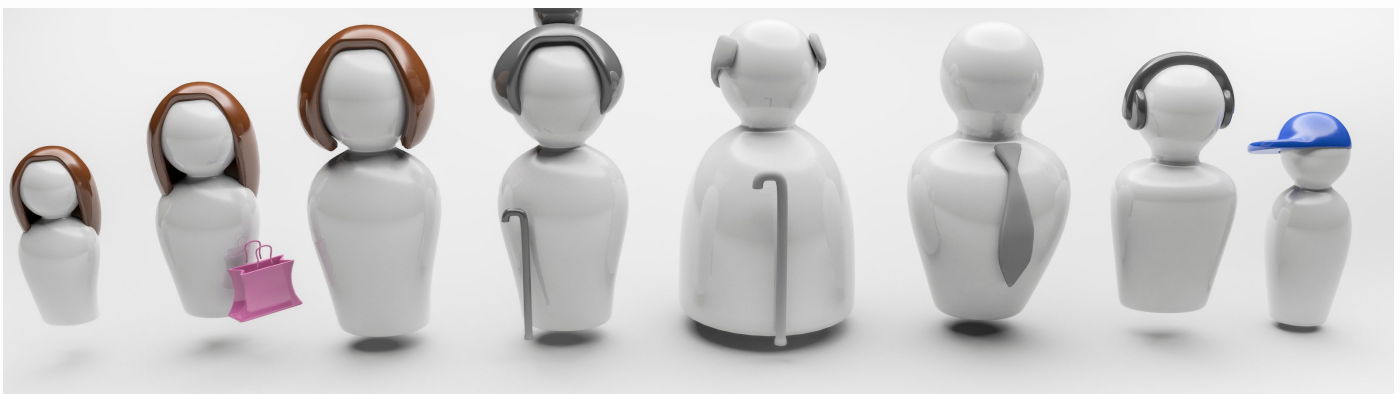
Average: **£588 pcm**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	<b>£498 pcm</b> (1)	<b>£650 pcm</b> (3)	<b>£778 pcm</b> (9)	-	-
Flats	<b>£454 pcm</b> (12)	<b>£498 pcm</b> (1)	-	-	-
All	<b>£457 pcm</b> (13)	<b>£612 pcm</b> (4)	<b>£778 pcm</b> (9)	-	-

\*\* Source: <https://www.zoopla.co.uk/market/wisbech/?q=wisbech>

## Demographics in Wisbech

Wisbech currently has a population of around 34,000\*\*\* The bulk of the town's inhabitants are of working age. This is a reflection of the good access Wisbech offers to the neighbouring towns of King's Lynn, Peterborough and Spalding, great for families looking for a quieter market town not too far from their work. With trains travelling from March to Peterborough (with an easy change for Kings Cross), there's a comfortable standard of living to be enjoyed. The town also attracts those of retirement age in search of a slower pace of life.



\*\*\*Source: [https://www.citypopulation.de/en/uk/eastofengland/cambridgeshire/E35000453\\_wisbech/](https://www.citypopulation.de/en/uk/eastofengland/cambridgeshire/E35000453_wisbech/)

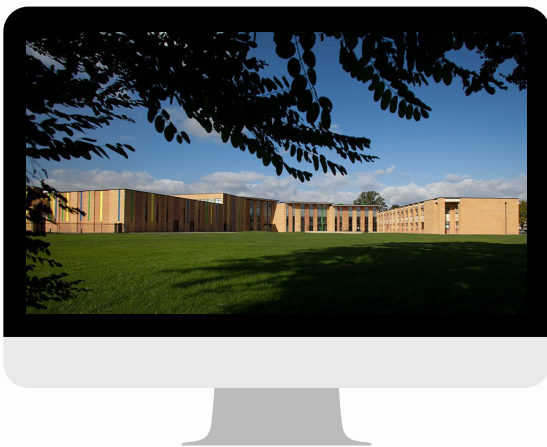
## Schools and Colleges in Wisbech

### Wisbech Grammar School

Wisbech is famed for its private school, Wisbech Grammar, which takes boys and girls from age 11 to 18. One of the oldest schools in the country, the Grammar was founded in 1379 by the Guild of the Holy Trinity.

### Primary Schools

There are two good primary schools in Wisbech, Elm Road Primary School and Peckover Primary School with the rating confirmed by OFSTED. There are other good primaries close by in West Walton and Elm.



### Specialist Education

Meadowgate Academy in Wisbech is a specialist academy for pupils age 2-19 all of whom have an Education Health Care Plan and either a mental or physical learning difficulty. This school has an 'Outstanding' OFSTED rating.

### Secondary Education

The Thomas Clarkson Academy offers secondary education and also has a 'Good' OFSTED rating or, just ten minutes drive away in West Walton, is Marshland High School.

## Local Attractions Near Wisbech

It is easy to escape into the unique and unusual landscape which surrounds Wisbech with huge skies and mysterious landscapes ideal for walking and cycling.

The area is famous for its birdlife with several important nature reserves. The coast is not far, just head north to the Wash and then east a little to sample the delights that North Norfolk has to offer.

Just a short drive away at West Walton is The Fenland and West Norfolk Aviation Museum packed with artefacts and three complete vintage planes with knowledgeable guides to inform and explain. This is a great place to visit even if you aren't an aviation enthusiast.

Noted for its location in the flatlands of Cambridgeshire, Fenrock will give all aspiring climbers a chance to leave the ground. This fun and friendly bouldering centre is unique in Cambridgeshire and is a great activity for all ages as well as being completely weatherproof.



**Peckover House**





## Shopping Facilities and Leisure in Wisbech

Heritage Lottery funding has revitalised the town centre in Wisbech with a number of independent shops especially for clothing and fashion including Evisions and Robert Goddard. The Music Box music store and The Clock Bookshop is more evidence that local businesses are thriving here alongside the usual brand names.

There is a small retail complex called the Horsefair Shopping Centre which is located conveniently next to the bus station. Slightly further afield, there is more retail available in King's Lynn to the east and Peterborough to the West.



Wisbech Park is the town's green space comprising 12 acres situated in the Bowthorpe Conservation Area. Dotted with trees and just a short stroll from the town centre, there are playgrounds for children and a traditional bandstand.

Wisbech has two cinemas – The Luxe and The Light where you can watch the latest releases. There is also a leisure centre - the Hudson Leisure Centre which has a gym and swimming pool. Wisbech it is also home to the renowned Angles Theatre, a historic Georgian playhouse and one of Britain's oldest theatres.

Golfers can enjoy the Tydd St Giles Golf and Country Club to the north of Wisbech featuring an 18-hole golf course and exclusive clubhouse.

There's plenty of choice for sports and fitness enthusiasts too. Learn Karate at the Samurai Shotokan Karate School which offers adults, children's and family classes. For strength and flexibility, choose Ali Merton Yoga Studio – beginners to advanced classes are available.

The Hudson Leisure Centre offers a variety of activities and facilities including a swimming and sports complex with pool, fitness gym, classes, kids' soft play and sensory room or alternatively the local PureGym is located inside Tesco Extra on Cromwell Road and offers competitive membership prices.

## Pubs and Restaurants in Wisbech

Head for the centrally located Rose and Crown Hotel, a sanctuary for tired shoppers serving anything from morning coffee to a three-course meal.

If you are a burger connoisseur then Charlie's is the place to visit. Situated on Little Church Street, the food gets rave reviews!

For spice lovers, Alishan Indian Restaurant is renowned in the area for its freshly prepared food made with the very finest and freshest ingredients.



Try Fascinating Food, a café, deli and cookery school located at the former Octavia View Cafe. This is a new food enterprise which offers delicious food alongside informative courses, wine tasting and supper clubs.

Or if you fancy a traditional fish supper, why not try the Jolly Fryer for 'the best fish and chips ever.'

Blue's Restaurant and Bar offer an amazing Sunday roast, meal deals and specials.

For a quick bite, Loafers Coffee Shop is conveniently located in the Market Place. Easy to access, there is a range of hot and cold snacks and light meals to tempt you. Sit down to delicious home-cooked fare at Bygones Restaurant in Hill Street noted for its full English breakfast.

Stray a little further afield for some fabulous pub grub at the Lamb and Flag at Welney which is adjacent to the Old Bedford and Delph rivers and a haven for fishermen and bird watchers. This traditional ivy-clad inn is a popular retreat for visitors to the Welney Wildfowl and Wetlands Trust only half a mile away.



Finally, for everything under one roof, head to Worzals Bar and Grill for breakfast, lunch or dinner! Here you can also indulge in afternoon tea and even get your favourite foods delivered to your door when you order one of their high-quality meat boxes prepared by artisan butchers!

## Upcoming Developments in Wisbech

Wisbech is undergoing a process of active regeneration represented by the Wisbech 2020 Vision Project which aims to build 12,000 new homes with additional health care and education for new residents.

This forms part of the Wisbech Garden Town project which centres around extending the existing town rather than just adding on new and disjointed developments.

## Travel Connections from Wisbech

The nearest railway station is in March, ten miles from Wisbech. This service is provided by Greater Anglia with links to Ely and Peterborough and direct connections to London Liverpool Street and Stansted Airport.

The other option is to travel to King's Lynn with regular services to either London Liverpool Street or King's Cross. This route takes around 90 minutes and also serves Cambridge and Stansted Airport.

The bus station in Wisbech is situated next to the Horsefair Shopping Centre with services to local villages as well as connections south towards Ely and Cambridge, west to Peterborough and east into Norfolk via King's Lynn.

**If you'd like an informal chat over a cup of coffee, to find out where the best areas in Wisbech or local villages to move into please get in touch.**

**You can email us at [wisbech@valiantproperties.co.uk](mailto:wisbech@valiantproperties.co.uk) or simply call us on 01945 461116.**

