

FOR SALE BY PRIVATE TREATY

For and on behalf of The Police and Crime Commissioner for Norfolk



FORMER NORTH LYNN POLICE STATION

GUIDE PRICE £150,000 + VAT

Former North Lynn Police Station,
Le Strange Avenue, King's Lynn, PE30 2PH

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- Site size of 0.12 hectares (0.3 acres approx.)
- Situated circa 1.5 miles from the centre of King's Lynn
- A location well served by various amenities and services

agency and estates management | integrated design services | surveying and maintenance | management and consultancy | partnerships and joint ventures

NPS Group 5 Anson Road Norwich NR6 6ED

nps.co.uk

Description

The opportunity to acquire the former North Lynn Police Station which comprises a single storey building of brick construction with a pitched tile roof situated on a site measuring approximately 0.12 hectares (0.3 acres approx.). The site is considered suitable for alternative uses, subject to planning permission.

Location

The property is located on Mayflower Avenue, on the intersect between Lady Jane Grey Road, Mayflower Avenue and Le Strange Avenue. The site is situated within a built-up residential area, south of the North Lynn Industrial Estate and 1.4 miles from King's Lynn High Street. Kings Lynn provides a range of amenities and services including large food stores, shops, banks and a medical centre.

North Lynn is served well by road, including the A10 which passes through Cambridge and the A47 to cities such as Peterborough and Norwich. In addition, the town is served by the A148 with access to the Norfolk Coast AONB and market towns such as Sheringham. King's Lynn itself has a train station, located 1.2 miles from the site, with services to Cambridge and London Kings Cross.

Services

The building is connected to all mains services, including gas, electricity, water and drainage. Interested parties should, however, make their own enquiries of the relevant authorities regarding the connection, capacity, adequacy and availability of all services for their intended use.

Rights of Way

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

Local Authority & Planning

The Local Authority for this area of Norfolk is the Borough Council of King's Lynn and West Norfolk. There is no planning permission associated with the site so interested parties would have to apply independently for their intended use.

Directions

The site is located on Mayflower Avenue, North Lynn. The postcode is: PE30 2PH.

Aerial Image





Viewing

Viewing will be strictly by appointment with NPS Group. If you would like to view the property please contact the agent on the front of these particulars.

Health & Safety

Care must be taken whilst viewing to avoid accident or injury. Save for death or personal injury caused by their negligence, neither NPS Group nor the vendor can accept any responsibility for any loss or damage, howsoever caused, whilst viewing the property and you are deemed to have accepted the terms of this disclaimer by entering on to the site.

Measurements

All measurements are approximate. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment.

Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. It is not to scale and its accuracy cannot be guaranteed.

EPC

The property has an Energy Performance Rating of E106. A copy of the Energy Performance Certificate can be obtained from <https://www.gov.uk/find-energy-certificate>.

Method of Sale

This property is offered for sale by private treaty.

Agents Note

Please note the vendor (Police and Crime Commissioner for Norfolk) has elected to add VAT to the property and therefore any offer made is subject to VAT.

The photographs within these particulars were taken in 2021.

Important Notices

NPS Group for itself and for the vendors of this property hereby gives notice that:-

These particulars are intended to give a general outline only, for the guidance of prospective purchasers and do not constitute the whole or any part of an offer or a contract.

All descriptions, dimensions, areas, references to condition and if necessary permission for use and occupation and their details are given in good faith and are believed to be correct. However, no guarantee of accuracy can be given, and any intending purchaser(s) must satisfy themselves by inspection, survey or otherwise as to the correctness of each of the statements contained in these particulars.

Neither NPS Group nor its employees have authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property.

No responsibility will be accepted for any expenses incurred by any intending purchaser(s) in viewing, inspecting, making further enquiries or submitting offers in respect of the property.

We will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars.

NPS Group is obliged under the Proceeds of Crime Act 2002 and the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to verify the identity of the purchaser of any description.

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, especially if contemplating travelling some distance to view the property.

The property is sold with all faults and defects whether of condition or otherwise and the vendor is not responsible for any such faults or defects, or for any statement contained in the particulars.

The purchaser shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the vendor or its servants or agents in relation to or in connection with the property.

Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action.

These particulars were prepared in February 2021 and updated in March 2024.