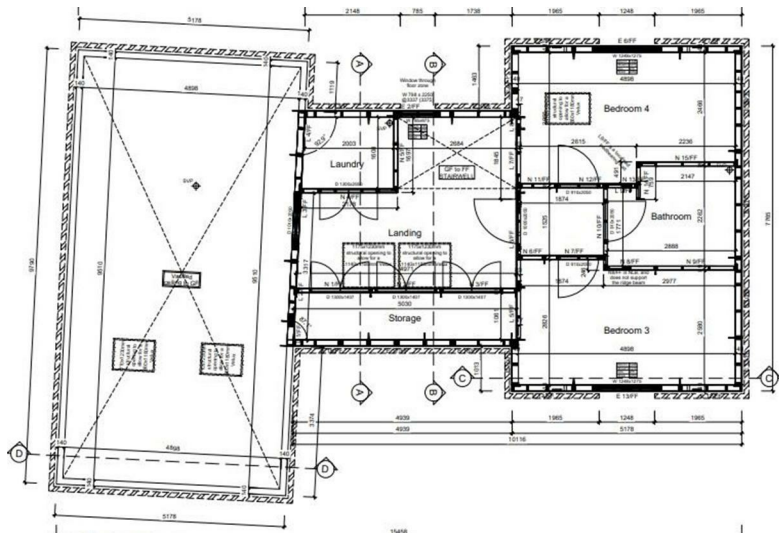
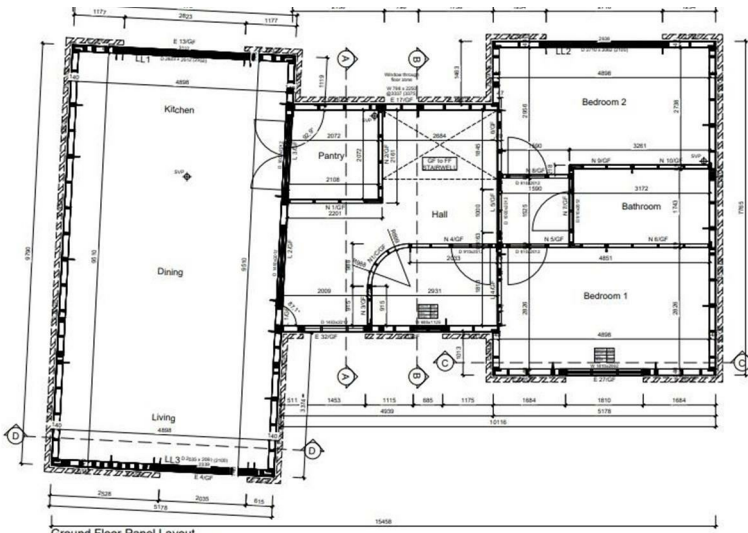




Long Lane

Feltwell, IP26

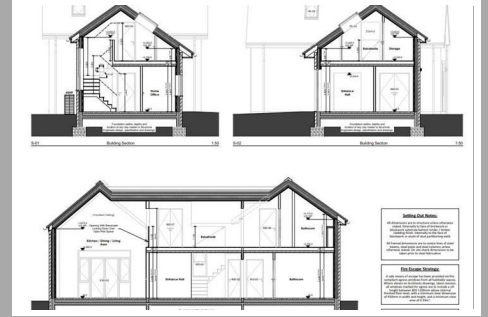
Offers over £100,000



Long Lane

Feltwell, IP26

Offers over £100,000



Description

An EXCELLENT DEVELOPMENT OPPORTUNITY to acquire this impressive BUILDING PLOT within the Norfolk village of Feltwell.

This site has planning permission for the erection of one detached two storey dwelling and associated works under the Application No: 22/02127/F at Kings Lynn & West Norfolk Council.

Further information and conditions of permission can be found on the Kings Lynn & West Norfolk Council planning portal.

The completed dwelling will comprise 1744 sqft of living accommodation within close proximity to High Street amenities and will include an entrance hall, pantry, generous open plan kitchen/ living/ dining room with vaulted ceiling, two bedrooms and a bathroom downstairs, whilst upstairs there will be a further two bedrooms, bathroom, laundry room and storage.

The overall plot will include a front and rear garden and off street parking space for three cars.

Feltwell is a village in the county of Norfolk and located approx 16 miles from Thetford, 23 miles from Kings Lynn and 42 miles from Norwich. The village benefits from a primary school, public house, GP surgery, garage and service station, two general stores, a café and takeaways as well as St Nicholas Church and St Mary's Church.

Agents Note

The sellers have advised us that the sale price will include a fully designed and mostly costed pack including a deposit already paid for the timber frame and all of the working drawings.

The sellers also have a quote for the brick and chalk work above dpc from a local bricklayer (Labour only). Demolition of

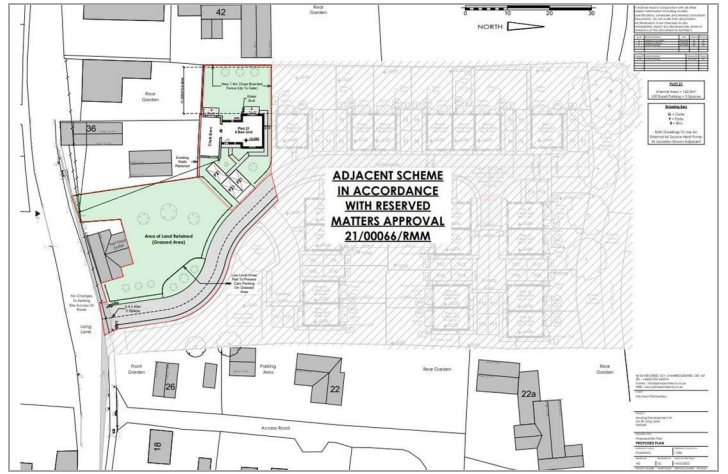
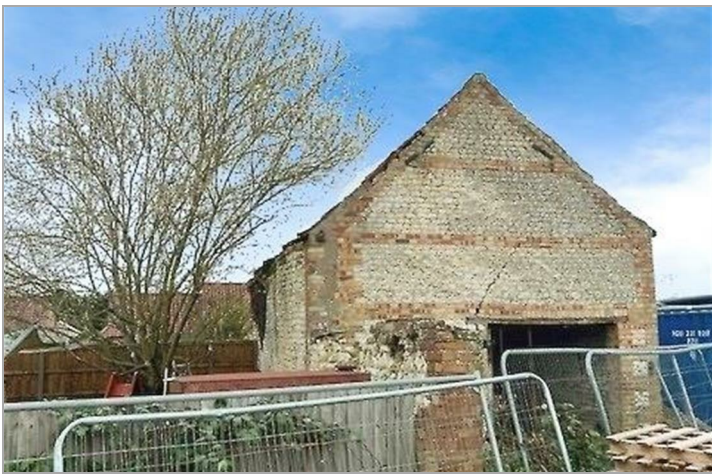
existing chalk building also, and the chalk can be reused.

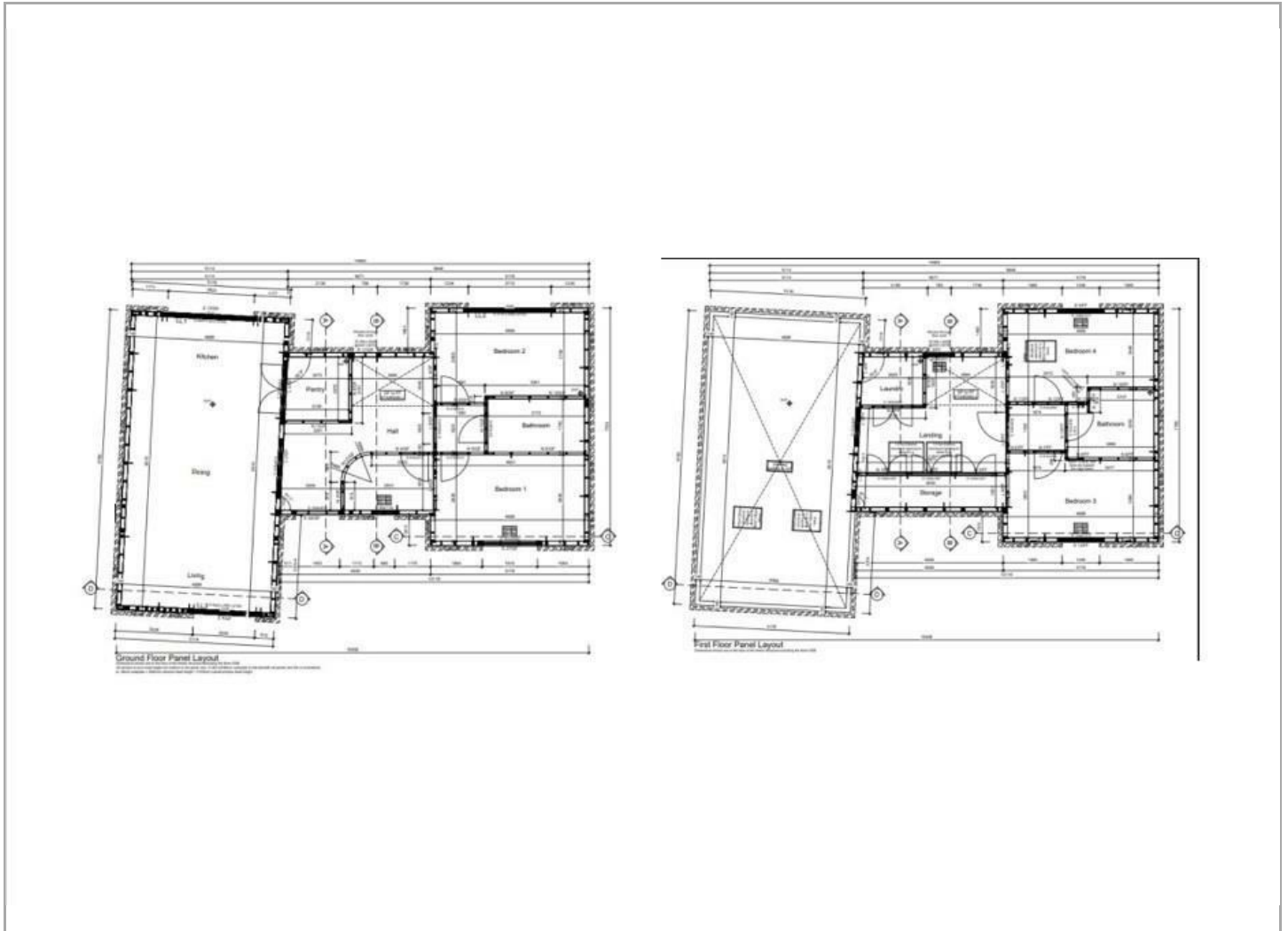
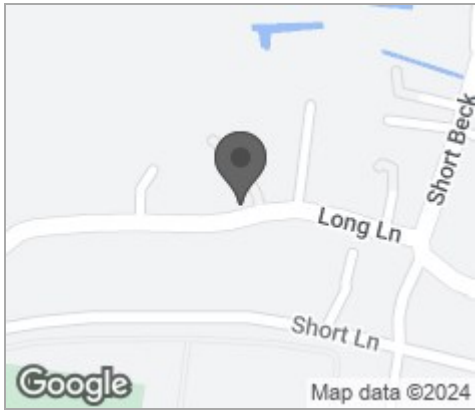
Interested parties will need to make their own enquiries with regards to the exact location and suitability of services and their connections.

Molyneux Estate Agents intend to make our particulars as accurate as possible, however Floor Plans, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282





Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK