

Direct Dial: Alex Ison 01553 816425

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Cruso & Wilkin

Our Ref: AI/52/6

Date as postmarked

The Estate Office
Church Farm
Station Road
Hillington
King's Lynn
Norfolk
PE31 6DH

01553 691691

www.crusowilkin.co.uk

Dear Sir/Madam

Hall Farmyard & Premises, Lynn Road, East Winch, King's Lynn, PE32 1JZ

Subject to Contract

Thank you for your recent enquiry regarding the above property and we have pleasure in enclosing herewith a copy of our sale particulars for the premises.

The freehold is offered for sale as a whole or in 2 lots, with an initial **guide price of £300,000 (three hundred thousand pounds)** for the whole, subject to contract.

Whilst providing the attached details, it is noted that part of the site is included within the settlement development boundary of East Winch; a pre-application enquiry was submitted to the local planning authority in 2021 for the possible inclusion of 2 detached dwellings and associated garaging and gardens at Hall Farmyard, the officer's recommendations being "possible approval with amendment". It is a matter for prospective purchasers to make their own enquiries with the local planning authority with regards to the future usage of the site, subject to planning.

Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there are any points which are of particular importance to you, please contact the Office and we will check any relevant information for you, particularly if you are contemplating travelling some distance to view the property.

We would be grateful if you would contact Alex Ison at ai@crusowilkin.co.uk if you have any further enquiries or wish to arrange a viewing of the property.

Yours faithfully

Cruso & Wilkin

Enc



Partners: Jonathan G Fryer MRICS FAAV Adam P Case MRICS FAAV

Alice K Lake MRICS FAAV Alexander P Ison MRICS FAAV

Rural Surveyor: Caitlin D Steadman MRICS

Graduate Rural Surveyor: Mared A Phillips BSc (Hons)

