

# Cruso & Wilkin

**FOR SALE**

**1.33 hectares (3.29 acres) Amenity Land  
Lynn Road, Stoke Ferry, Norfolk**



**Freehold with Vacant Possession upon Completion**

**Guide Price: £95,000**

**Subject to Contract**

Jonathan Fryer 01553 691691  
Email: [jgf@crusowilkin.co.uk](mailto:jgf@crusowilkin.co.uk)

The Estate Office, Church Farm, Station  
Road, Hillington, PE31 6DH

## 1.33 hectares (3.29 acres) Amenity Land at Lynn Road, Stoke Ferry

### Description:

The property comprises a unique opportunity to acquire 1.33 hectares (3.29 acres) of amenity land at Stoke Ferry. Site of a former borrow pit for soil extraction in connection with adjoining bypass. The land was originally intended for landfill and recycling however was never used for that purpose and subsequently declassified. It is now being offered as amenity land and is ideally suited for a number of alternative uses, subject to formal planning consent.

We would draw to your attention that the land being offered is surrounded by very steep slopes. Please see note regarding Health & Safety if arranging to view the land.

The land is bordered to the north by the A134 road and to the east, west and south by agricultural land.

### Situation & Location:

The land is situated on the western outskirts of the village of Stoke Ferry in Norfolk, between Lynn Road and the A134. Stoke Ferry is approximately 7 miles south east of Downham Market.

### Directions:

From the Bexwell roundabout at Downham Market, take Bexwell Road, A1122, towards Stradsett and follow for approximately three miles. Take the right-hand turn onto the A134 towards Stoke Ferry and follow for 1.3 miles. Turn right onto Lynn Road and follow for approximately 0.5 miles. The access track is located on the left-hand side as identified by this Firm's for sale board.

### Terms of Sale:

The land is initially offered for sale by Private Treaty. The Vendors and their Agents reserve the right to invite best and final offers within a pre-determined timescale, and/or offer the property for sale by private auction.

### Tenure & Possession:

The site is offered freehold with vacant possession upon completion. The land is partly registered with the Land Registry under Title Number NK334281. Part of the land is not registered however an application has been made to register the land.

### Boundaries & Fencing:

The approximate boundaries and area of the whole site are as indicated, edged in red, on the site plan attached. The Purchaser will be responsible for the maintenance of the existing boundaries and the erection of any new fencing.

### Services:

Potential Purchasers should make their own enquiries with the relevant Authorities regarding the provision of services to the site.

### Access:

The land is accessed via a track, which is included within the ownership and therefore in the sale. There is a metal gate giving access to the land from the end of the track.

### Town & County Planning:

The property is offered subject to any development plans, Tree Preservation Orders, Town Planning Schedules or resolutions which may or may not come into force. The Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

### Local Authority:

Borough Council of Kings Lynn & West Norfolk  
Kings Court, Chapel Street, Kings Lynn, Norfolk  
PE30 1EX. Tel: 01553 616200

### Viewing:

Viewing is strictly by prior appointment with the Vendors' Agent, Cruso & Wilkin, tel. 01553 691691. Due to the nature of the land all viewings to be conducted during daylight hours only, on foot, with a copy of these particulars in hand.

### Health & Safety:

Prospective Purchasers view the property entirely at their own risk. The land is uneven and we request that potential Purchasers DO NOT climb the steep slopes surrounding the land.

We politely request that due to Health and Safety reasons, children and pets are not taken to view the property.

### Value Added Tax:

Should the sale of this property, or any rights attached to it, become chargeable to Value Added Tax, then the tax at the prevailing rate will be payable by the Purchasers in addition to the contract price.



### **Boundaries, Plans, Areas, Schedules and Disputes:**

The Purchasers will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the sale or entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the selling Agents whose decision acting as experts shall be final.

### **Wayleaves, Easements & Rights of Way:**

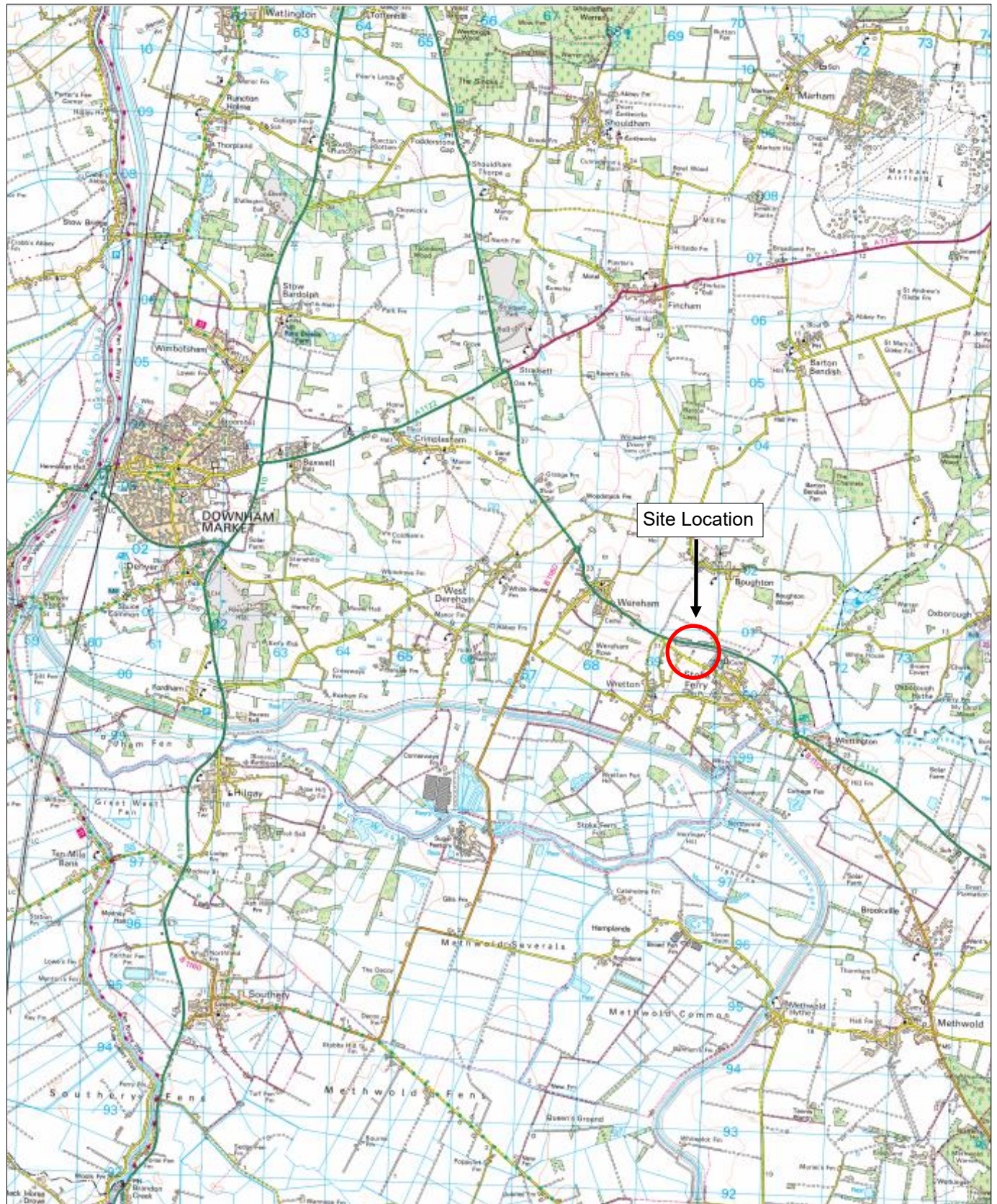
The property is offered, subject to and with the benefit of all existing rights of way whether public or private, light, support, drainage or water, electricity supplies and other rights and obligations, easements, quasi-easement and restrictive covenants and all existing and proposed wayleaves, poles, masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to herein or not.

Particulars and Photographs prepared May 2022



### **Important Notices:**

Cruso & Wilkin for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: All statements contained in these particulars as to this property are made without responsibility on the part of Cruso & Wilkin, their joint agents or the Vendors or Lessors. These particulars are set out as a general outline for the guidance of intending Purchaser or Lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given, having (for the purposes of The Property Misdescriptions Act 1991) taken all reasonable steps to avoid committing an offence. Nonetheless, such statements do not constitute any warranty nor representation by the Vendor. Further, such statements are accurate only to the best of the present information and belief of the Vendor. We have not been instructed to carry out a physical survey of the property, a structural survey, nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over or attached to the property (whether or not referred to within these particulars). No person in the employment of Cruso & Wilkin has an authority to make or give any representations or warranty whatever in relation to this property, nor is such representation or warranty given by Cruso & Wilkin or the Vendors of the property. It is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which he makes an offer. into any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and has satisfied himself of boundaries and all other matters and the terms of such contract. The making of an offer for the property will be taken as an admission by the intending Purchaser that he has relied solely upon his own judgement; and to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimers set out as above; and that in entering



Site Location

**Cruso & Wilkin**

The Estate Office  
 Church Farm  
 Station Road  
 Hillington  
 PE31 6DH  
 Tel: 01553 691691

**Lynn Road, Stoke Ferry**

**Not to Scale**

**Date**  
 May 2022

**Reference**  
 JGF/MES/  
 368/10

This plan is published for the purpose of identification only, and, although believed to be correct its accuracy is not guaranteed.

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