

01480 451578

eddisons.com

Eddisons

RESIDENTIAL DEVELOPMENT - FOR SALE



Plan for indication purposes only.

## RESIDENTIAL DEVELOPMENT PLOTS,

THE STREET, MARHAM, KING'S LYNN, NORFOLK PE33 9JN

**OIRO £800,000**

**Plot 1 - 0.852 acres**

- Full planning permission granted for a total of 8 dwellings
- No chain
- Close to RAF Marham
- Pleasant rural location

**Plot 2 - 0.309 acres**

## LOCATION

The popular village of Marham is situated within Norfolk approximately 12 miles from King's Lynn. The subject property is located on The Street which is close to RAF Marham. The village provides a series of local amenities.

## DESCRIPTION

The property provides two residential development plots, sold as a single lot both with the benefit of full planning permission.

Plot 1 (edged blue) consists of a 0.852 acre site located immediately adjacent to The Street and provides full planning consent for residential development for six, two-storey detached dwellings with associated private accesses and parking on a currently vacant site. This plot is referred to as Land N.E of Lion Farm House, The Street, Marham. Full details are available via the reference number 21/01787/F.

Plot 2 (edged red) consists of a 0.309 acre site with associated access and provides full residential planning permission for the development of two dwellings known as Land Rear of Waterworks House, The Street, Marham. Full details are available via the reference number 21/1750/F.

The development comprises a mixture of 3 and 4 bedroom detached homes.

The local planning authority is King's Lynn & West Norfolk Council.

Please note site areas are approximate.

## SERVICES

It is understood that services are available to the site from nearby connections. No tests have been carried out. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## PRICE

Offers are sought in the region of £800,000 for the freehold interest in both plots.

## VAT

We understand that VAT will not be charged on the price.

## RATES

We understand from internet enquiries made from the VOA website that the property does not currently have a rateable value and has not been assessed for business rates. Interested parties are advised to make their enquiries in respect of business rates and/or council tax charges.

## LEGAL COSTS

Each party to bear their own costs incurred with this transaction.

## VIEWING

Interested parties are advised to register their interest with the agents but are able to view the property at their own discretion with property particulars to hand.

**Eddisons**  
**Incorporating Barker Storey Matthews**  
150 High Street  
Huntingdon  
Cams  
PE29 3YH  
Contact: **Matthew Hunt**  
**matthew.hunt@eddisons.com**  
(01480) 451578

OR

**Dale Newson**  
Newson & Buck  
01553 775151

811.180667 240221

For more information, visit [eddisons.com](http://eddisons.com)  
T: 01480 451578

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

**Eddisons**

## Proposed Site Layout – Plot 1



For more information, visit [eddisons.com](http://eddisons.com)  
 T: 01480 451578

**Eddisons**

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

## Proposed Site Layout – Plot 2



For more information, visit [eddisons.com](http://eddisons.com)  
T: 01480 451578

**Eddisons**

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.