



TEN MILE BANK.

Plans and Elevations

Scale: 1:100,@a2 Date: July 23

Dwg No: 6002 Revision:

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Note floor levels are 300m higher than existing prevailing ground level



Station Road, Ten Mile Bank, Downham Market, PE38 0EP



welcome to

Station Road, Ten Mile Bank, Downham Market

* FULL PLANNING PERMISSION - READY TO GO * A rare opportunity to purchase a building plot with full planning permission granted for the erection of a detached dwelling with detached garage, occupying a generous plot within a rural village. This plot is ideal for anyone looking to do a self build!

Description

A rare opportunity to purchase a building plot with full planning permission granted for the erection of a detached dwelling with detached garage, occupying a generous plot within a rural village.

Sitting on a plot of circa 0.24 acres (STMS), this sizable building plot has full planning permission approved for the erection of a two-storey detached dwelling, with car port & detached garage. This plot presents a rare and unique opportunity in a desirable village location, ideally situated nearby to the village primary school. The site also benefits from its nearby proximity to the A10 road for those looking to travel / commute as well as regular bus routes.

Full planning permission granted under reference: 22/02138/F - all planning and technical information is available via the Kings Lynn and West Norfolk planning portal or from the selling agents via request. Viewing is to be arranged prior via William H Brown, Downham Market. Please call 01366 387638 for further information.

Agent's Note

Please note that the vendor has had a topographic survey conducted.



welcome to

Station Road, Ten Mile Bank, Downham Market

- Full planning permission granted
- Planning for the erection of a two-storey detached dwelling
- Generous plot size
- Rural village location
- Planning ref: 22/02138/F

Tenure: Freehold EPC Rating: Exempt

offers in excess of

£160,000



view this property online [williamhbrown.co.uk/Property/DHM111438](https://www.williamhbrown.co.uk/Property/DHM111438)



Property Ref:
DHM111438 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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