



**Westgate Street, Southery, Downham Market, PE38 0PA**

**welcome to**

## **Westgate Street, Southery, Downham Market**

**\*\*DEVELOPMENT POTENTIAL\*\*** A building plot with outline planning permission granted for the erection of four dwellings (two detached, two semi-detached) in the sought after village of Southery!



### **Description**

William H Brown are delighted to offer for sale a building plot with outline planning permission granted for four dwellings in the sought after village of Southery.

An individual building site with outline planning permission for 2 detached and 2 semi-detached dwellings situated in the village of Southery. The village itself is less than a 15-minute drive from the nearest town of Downham Market, and less than a 20-minute drive from Ely, both of which offer a number of local amenities including shops, schools, restaurants, sporting facilities, supermarkets & mainline train stations with direct links to Kings Lynn, Cambridge & London Kings Cross.

The location of the land itself, located just off the A10, provides excellent road links to the larger town of Kings Lynn amongst others for those looking to travel.

Outline Planning Permission is granted under planning reference 19/00968/O via the West Norfolk Council.

Viewing is to be arranged prior via William H Brown, Downham Market. Please call 01366 387638 for further information.

### **Location**

Southery is a village in the district of Downham Market, Norfolk on the River Ouse. It is located approximately 5 miles south of the market town of Downham Market & approximately 12 miles from the city of Ely, both of which offer many shops, restaurants, supermarkets, amenities & main line railway stations to Kings Lynn, Cambridge and London Kings Cross.

**welcome to**

## **Westgate Street, Southery, Downham Market**

- Planning permission granted - ref: 19/00968/O
- Planning granted for the erection of 4 dwellings
- Popular village location
- Excellent transport links
- Outstanding location

Tenure: Freehold EPC Rating: Exempt

# **£400,000**



Please note the marker reflects the  
postcode not the actual property

**check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)**



Property Ref:  
DHM112252 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01366 387638**



[DownhamMarket@williamhbrown.co.uk](mailto:DownhamMarket@williamhbrown.co.uk)



2 Market Place, DOWNHAM MARKET, Norfolk,  
PE38 9DE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**