



Land Adjoining Greenway Lane, Fakenham NR21 8ET

welcome to

Land Adjoining Greenway Lane, Fakenham

An opportunity to acquire a building plot which will be sold with the benefit of full planning permission for the erection of a pair of semi-detached dwellings in the popular town centre location. Access is strictly via prior appointment only.



Location

Situated off Greenway Lane the site is in walking proximity to a wide range of local amenities which Fakenham has to offer. Such amenities include schools, supermarkets, library, local shops, leisure centre and public houses to name just a few. Furthermore, the plot is well situated for those looking to commute/travel with the city of Norwich well linked via the A1067 road (25 miles) and a regular public transport service.

Method Of Sale

Access is strictly via prior appointment only. Accompanied viewings are able to be arranged, please contact the selling agents to arrange a suitable date and time. Online video calls to discuss the site can be held with interested parties and can be arranged by request - please contact the selling agents to confirm a timeslot and receive an invitation to the online meeting.

The site is for sale by private treaty. Offers should be made in writing via email to the following:
James.Rogers@williamhbrown.co.uk

Offers should clearly state not only the sum offered, but the source of funding and timescales in which prospective purchasers would be able to exchange and complete on the purchase. Offers should also include details of any conditions which are attached to the offer.



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Land Adjoining Greenway Lane, Fakenham

- BUILDING PLOT
- DEVELOPMENT OPPORTUNITY
- TWO HOUSES
- POPULAR TOWN LOCATION
- APPOINTMENT ONLY

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: Deleted

offers in the region of

£215,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108554 - 0006

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.



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