

**Offers in the region of £235,000 Freehold**



**Land adj Ryton House Mill Lane, Sutton Bridge, Lincolnshire, PE12 9UE**

**DEVELOPMENT LAND . EXCELLENT RESIDENTIAL SETTING ABOUT 1600 square meters / 0.40 acre: Frontage of about 28.5 metres / 93ft. Average depth of about 52 metres/170ft. All measurements and area are subject to survey. Outline Planning Permission has been granted for two plots, each for a four-bedroom detached house with 2 integral garages**

**LONG SUTTON**

Sutton Bridge is a large village with a good range of facilities. It is located on the tidal River Nene with moorings available at the Marina. There is also a testing 9-hole golf course elsewhere in the village. Sutton Bridge is just a few miles from both Norfolk and Cambridgeshire. The large town of King's Lynn and Wisbech are both about 10 miles away and the regional centre of Peterborough is about 30 miles away.



