

## LONG SUTTON

Sutton Bridge has a range of shops and amenities, plus a challenging Golf Course, and a newly constructed Marina on the nearby tidal River Nene. The sea marshes, which fringe the Wash, are just a few miles away, a magnet for bird watchers and energetic dog walkers alike. The small but busy Market Town of Long Sutton is located approximately 2 miles away and has a good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The larger towns of Kings Lynn and Spalding are both approximately 13 miles away and have ongoing coach and rail links direct to London and the North. Sutton Bridge is also within an hour's drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its county park.

Offers invited in the region of £70,000, conditional on the grant of planning permission.  
Unconditional offers considered (i.e. subject to contract only).

The Car Park is surplus to the requirements of the adjoining Club. The site has the potential for the construction of a residential unit (house or two storey flat) or a commercial unit (e.g. shop or office) with a self-contained flat over. Subject to planning permission.

A POTENTIAL RESIDENTIAL OR COMMERCIAL DEVELOPMENT OPPORTUNITY

### Car Park next to 112 Bridge Road, Sutton Bridge, Lincolnshire, PE12 9SA



Offers in the region of £60,000 Freehold

## Services

All main services are located in Bridge Road and in close proximity to the site. Interested parties must make their own enquiries of the relevant utility companies as to the availability and likely cost of connecting to mains water, electricity, gas and drainage.

## Dimensions

Frontage: about 16.10m

Rear Width: about 12.4m

Average Depth: about 18.5

All measurements are subject to a measured survey.

## Viewing

The site can be seen from Bridge Road. Please only enter the site with a Sales Brochure to hand.

## Directions and Facilities

The Site is located almost opposite the Curlew Centre, a modern multi-purpose community centre. There is a wide range of shops nearby, plus pubs, takeaways, convenience stores, garages etc. The nearby towns of Kings Lynn in Norfolk and Wisbech in Cambridgeshire are both about 10 miles away. Bus services are available to both, and a rail service from Kings Lynn to Kings Cross and other destinations.

## NOTE

The proposed boundary between the development site and the front wall of the Club will be set back say 2 metres from the front wall of the Club. A pedestrian right of way exists along the West wall of the adjacent property, 112 Bridge Road, which will also provide access to the rear door of the Club. This right of way provides pedestrian access to 112 Bridge Road, and to houses at the rear of the club.

## Further Information

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS AND CO. Monday to Friday 9.00am to 5.30pm and Saturday 9.00am to 1.00pm.

Please visit [www.geoffreycollings.com](http://www.geoffreycollings.com) for details of our services and all our properties.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT OUR LONG SUTTON BRANCH FOR A FREE MARKET APPRAISAL.



**AGENTS NOTES:** These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.