



LAND, LYNN ROAD, SETCHEY PE33 OBD

Brown&Co offers 2.12 acres of land off the A10 at Setchey, Norfolk.

Market Chambers, 25-26 Tuesday Market Place
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BROWN & CO

LOCATION

The property is located on Lynn Road, in the village of Setchey, approximately 5 miles south of King's Lynn in West Norfolk. Setchey is situated on the A10 providing good access to major road networks including the A47, A149 and A17 at King's Lynn to the north, and Ely (approximately 25 miles distant) and Cambridge (37 miles distant) to the south. Setchey has nearby access to a mainline station (Ely, Cambridge and London) 3 miles away.

What3words; finer.roughness.cheater, nearby parking for viewing: bolts.satin,pull

Nearest Postcode PE33 0BD

THE PROPERTY

The property comprises 2.12 acres (0.86 hectares) of fenced grassland. There is a point of access via the A10 via a dropped kerb and galvanized gate.

HM Land Registry Title Number NK399697

LOCAL AUTHORITY

The Borough Council of King's Lynn and West Norfolk.

VIEWINGS

The property can be viewed directly from the A10 at Setchey. Please park safely on the opposite side of the road on the slip road and use the footpaths, what3words location for parking is detailed above. Viewers should be careful and vigilant when viewing via the roadside. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

SELLING AGENT

Brown & Co. LLP - Property and Business Consultants (King's Lynn Office).

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



IMPORTANT NOTICES

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