



## Land at Rectory Road, Outwell PE14 8RA

Brown & Co offers land in Outwell, Norfolk on Rectory Road measuring approximately 0.52 acres. The land has recently expired planning permission for two dwellings with additional land to the rear included. Currently the agent invites unconditional offers only.

## LOCATION

The land is positioned on Rectory Road, just south of the village centre and The Crown public house. The village, which has the River Nene (Old Course) running through it, has a most relaxed atmosphere where narrow boats and pleasure canoes can be frequently seen passing through. The village is a popular choice for local people and newcomers to the area, partly due to the village's easy access to the larger towns of Downham Market and Wisbech as well as being within easy reach of two railway stations. Nearby Downham Market, 8.2 miles, is a mainline station to Ely, Cambridge and London and Manea Station, 9.5 miles, has frequent trains to Peterborough station where national services to the north and south depart.

## PLANNING PERMISSION

Various planning permissions have been obtained via the Borough Council of King's Lynn and West Norfolk on the land. The most recent under reference 20/01121/F was a re-submission for the construction of the two dwellings previously approved under 18/00894/F. The application, which was granted, has since expired. All applications relating to the land can be searched using either reference above or by an address search of 10 Rectory Road, Outwell on the Borough Council of King's Lynn and West Norfolk planning website. In addition to the formerly consented land there is additional land extending to the rear which is included in the sale.

## SERVICES

The agent is not aware of any services currently on site but, they are understood to be close by in the road.

## GENERAL REMARKS AND STIPULATIONS TENURE AND METHOD OF SALE

The Property is available Freehold with Vacant Possession on Completion. The

Property is offered for sale by Private Treaty with our client willing to consider unconditional offers for the land. Any new planning applications on the land will be at the buyers expense. Offers should be submitted in writing to the agent along with any relevant supporting financial information.

## BOUNDARIES

The Buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Seller nor the Selling Agents will be responsible for defining the boundaries nor their ownership.

## PLANS AND PARTICULARS

These have been prepared as carefully as possible by reference to the planning application. The plans are published for illustrative purposes only and although they are believed to be correct their accuracy cannot be guaranteed.

## VIEWING

Viewing is possible during daylight hours at PE14 8RA from the road. Under no circumstances are interested parties to attempt to enter the land unaccompanied. The land is adjacent to 10 Rectory Road. 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.

## 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.



## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated