



Front Elevation (NE)
Scale: 1:100
metres



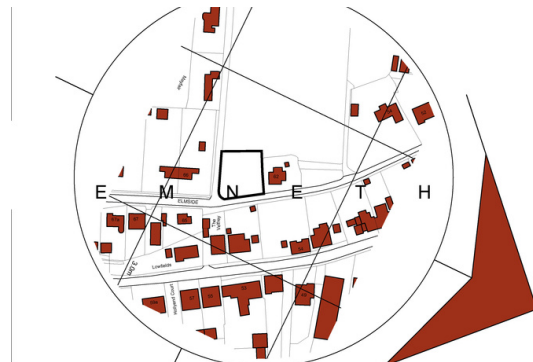
Side Elevation (NW)
Scale: 1:100
metres



Rear Elevation (SW)
Scale: 1:100
metres



Side Elevation (SE)
Scale: 1:100
metres



Land South East of 62 Elmside, Emneth PE14 8BQ

- Planning Permission for 1no 4 bedroom single storey dwelling
- Quiet location
- Opportunity for additional land
- Contemporary design
- Open plan living

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BROWN & CO

INTRODUCTION

Brown & Co offers a single building plot in Emneth, Norfolk. Planning Permission was granted for a single storey, four bedroom, dwelling on the plot located on Elmside, a quiet location within the village.

DESCRIPTION

A superb opportunity to acquire a single residential building plot in the heart of the village of Emneth, a location nearby to the historic, Georgian market town of Wisbech and within easy reach of the city of Peterborough and just 10 miles from Downham Market mainline station to Ely, Cambridge and London.

Planning Permission was granted for the erection of an attractive, single storey dwelling with four bedrooms and modern open plan living. Details of the latest application, including the plans, can be searched on the Borough Council of King's Lynn and West Norfolk planning website using the reference 22/02308/F. Details of all applications made on site can also be online. For those unable to access the website, please contact the agent who hold copies of the key documents relating to the permission.

We understand the Community Infrastructure Levy (CIL) has been paid.

VIEWING

We recommend scheduled appointment to view with the agent. However, viewing is permitted during daylight hours with a set of these sales particulars to hand, having contacted the Sellers' Agents

prior to the visit.

HEALTH & SAFETY

Viewers should be careful and vigilant whilst on the property. 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

SERVICES

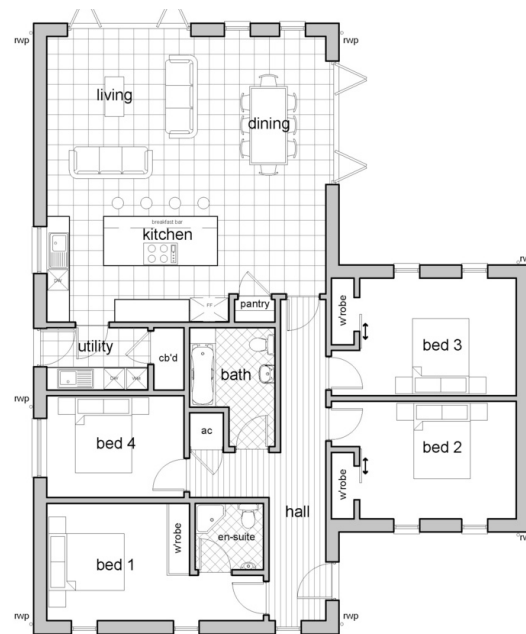
We understand services are located nearby but, no services are currently available on site.

PLANS, AREAS AND SCHEDULES

These have been prepared as carefully as possible and are based on the planning application, Ordnance Survey scale plans and HM Land Registry. All plans are published here are for identification and indicative purposes only and are believed to be correct however in no way should be relied upon.

DISPUTES

Should any dispute arise as to the boundaries or any point arising in these Particulars, schedule, plan or interpretation of any of them the question shall be referred to the arbitration of the Selling Agents, whose decision acting as expert shall be final. The Buyer 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 or the ownership thereof.



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 of 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