



## LAND WEST OF TASMANIA HOUSE, MILL RIGG, UPWELL, PE14 9DR

Single Plot of Land with Planning Permission  
Freehold with Vacant Possession  
Peaceful, Rural Setting On The Edge Of Upwell  
8 Miles From a Mainline Station to Ely, Cambridge and London

## DESCRIPTION

Brown&Co offers a single plot of land for development in a peaceful, rural setting on the edge of Upwell, Norfolk, a quiet village with a relaxed pace of life just eight miles from a mainline station to Ely, Cambridge and London.

## LOCATION

The plot occupies a very pleasant position towards the edge of the village with farmland to the side. The village, which has the River Nene (Old Course) running through it, has a most relaxed atmosphere where narrow boats can be frequently seen passing through. The village is a popular choice for local people and newcomers to the area, partly due to the villages 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 which then offers national services as well as the South to London.

## PLANNING PERMISSION

Planning Permission was first granted in 2006 by the Borough Council of King's Lynn and West Norfolk for the 'Construction of a house and double garage' under reference 06/01690/F. A second Application was successfully made to the Borough Council in 2009 under the reference 09/01893/EXF for the 'extension for time for the implementation of planning permission reference 06/01690/F'. The land is sold with a 'Certificate of Lawful Development', obtained in April 2023, made under the reference: 23/00836/LDE.

All planning applications and details of certificate of lawful development can be inspected on the Borough Council King's Lynn &

West Norfolk planning website by searching the references above.

## SERVICES

The agent is unaware of any services currently to site.

## GENERAL REMARKS AND STIPULATIONS TENURE AND METHOD OF SALE

The land is available Freehold with Vacant Possession on Completion and are offered for sale by Private Treaty.

## 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.

## PARTICULARS

These have been prepared as carefully as possible using reference to the Planning Permissions. The particulars are produced for illustrative purposes only and although they are believed to be correct their accuracy cannot be guaranteed.

## FURTHER AGENT'S NOTES

The Agents hold copies of the Planning Permissions and various other Planning documents. Access for vehicles is via a roadway owned by our client and a right of access will be included in the sale.

## AGENTS

Brown&Co, Market Chambers, Tuesday Market Place, Kings Lynn. PE30 1JJ (Please refer to Lee Shuardson).



## IMPORTANT NOTICES

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