



Land At Bradfield Place, Fairfield Road, Stoke Ferry, Norfolk,  
PE33 9SP

**BROWN & CO**



# Land At Bradfield Place, Fairfield Road, Stoke Ferry, Norfolk, PE33 9SP

Land for sale.

3.79 acres (1.54 ha) in Stoke Ferry, Norfolk

Well-served village with shops, school, pubs, and health centre

Easy access to Downham Market, King's Lynn, A10/A134, rail links to Cambridge & London

Attractive rural area near Norfolk Fens and Thetford Forest

Previous consent for 11 detached dwellings (now expired)

Additional parcel suitable for further development (subject to planning)

Offers over £650,000.

Sale method: Private treaty; vendor may opt for informal tender.



## DESCRIPTION

Brown & Co offers land for sale by private treaty, extending to approximately 3.79 acres (1.54 hectares) in Stoke Ferry.

## LOCATION

Stoke Ferry is a well-served village in west Norfolk, positioned along the River Wissey and surrounded by open countryside. The village offers a good range of everyday amenities including local shops, a primary school, public houses and a health centre, making it popular with families and commuters alike. Stoke Ferry is conveniently located for access to Downham Market and King's Lynn, both providing mainline rail services to Cambridge and London, while the nearby A10 and A134 offer wider regional connectivity. The village combines a strong sense of community with an attractive rural setting, close to the Norfolk Fens and Thetford Forest, providing a balance of village living and accessibility.

## DESCRIPTION

The land has three access points via Fairfield Road and Bradfield Place.

The site previously held planning permission for 11 detached dwellings (as outlined in red on plan), this permission is now

expired. Full details and historic documents relating to this consent can be viewed on the Borough Council of King's Lynn & West Norfolk online planning portal under reference 16/00168/OM or by contacting the agent. This part of the site is allocated under Policy G88.2 of the Local Plan. The allocation amounts to 0.7 hectares (1.73 acres) and is for residential development of at least 10 dwellings. Furthermore, forming part of the site is an additional parcel of land which is suitable for further development, subject to planning. The agent holds a set of indicative plans for this additional area (as outlined in blue on the plan). Opportunities to acquire land suitable for development in the area are increasingly rare.

## METHOD OF SALE

Guide Price offers in excess of £650,000. The land is offered for sale by private treaty whereby the vendor will consider both conditional and unconditional offers.

The vendor may conclude the sale via informal tender should they wish, parties will be required to complete tender forms for submission before a deadline date.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The site is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

## SERVICES

We understand that services are available nearby and that the vendor will grant rights to connect into services in their retained land at the south of the site.

## PLANS, AREAS AND SCHEDULES

These have been prepared as carefully as possible and are based on the Ordnance Survey scale plans or HM Land Registry. All plans are published here for identification and indicative purposes only and 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 Sellers' 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 Sellers' Agents will be responsible for defining the boundaries or the ownership thereof.

#### ANTI-MONEY LAUNDERING

In accordance with the most recent Anti-Money Laundering legislation, a Buyer will be required to provide proof of identity and address to the Sellers' Agents once an offer is submitted and prior to Solicitors being instructed.

#### VIEWING

Viewing is permitted during daylight hours with a set of these sales particulars to hand, having contacted the Selling Agents.

#### HEALTH AND SAFETY

Viewers should be careful and vigilant whilst on the property. Neither the Seller nor the Sellers Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

#### SELLING AGENTS

Alex Brown and Lee Shuardson, Brown&Co LLP Market Chambers, 25-26 Tuesday Market Place, King's Lynn, PE30 1JJ. T: 01553 770771

**AGENTS NOTE:** Please note that VAT maybe applicable and the Council reserves the right to charge VAT



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Bradfield Place, Stoke Ferry, King's Lynn, Norfolk, PE33 9SP -  
For Identification Purposes Only

50 m  
Scale 1:1250 (at A4)  
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#### 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 other 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