



INTRODUCING

Building Plot at Squires Drove

Three Holes, Norfolk

SOWERBYS

Land & New Homes Specialists



Building Plot at Squires Drove

Three Holes, Norfolk
PE14 9JY



Plot Extending to Around 0.4 Acre (STMS)

Planning Reference - 23/01650/F
(Kings Lynn & West Norfolk)

Contemporary Single Storey Dwelling and Double Carport

Designs to Include Three Bedrooms

Principal Bedroom with En-Suite

Opportunity to Extend Plot to 3 Acres

Rear South-Facing Field Views



A rural development opportunity for a single dwelling with Full Planning. Resting on a reasonable rear south-facing plot overlooking far ranging

farmed fields, and with the opportunity to extend the plot to around three acres, this is a wonderful opportunity to create a contemporary rural lifestyle.

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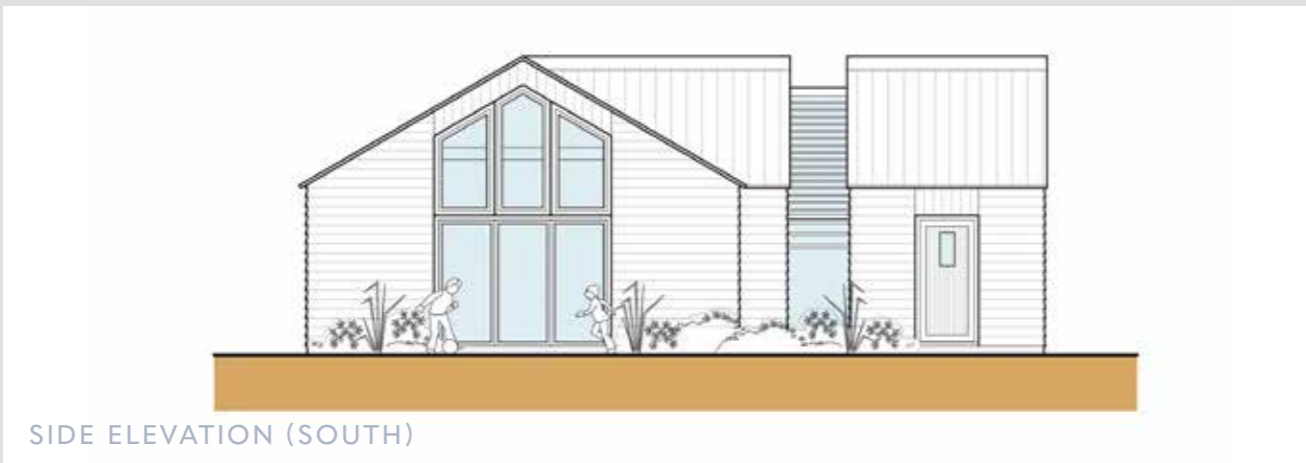
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION (NORTH)



SIDE ELEVATION (SOUTH)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Three Holes

A TRANQUIL RIVERSIDE GEM



A small village just inside the Norfolk boundary, Three Holes lies between Wisbech and Ely. The village has a playing field and village hall. Previously a popular fishing spot, it's attracted anglers from far afield but, although the rivers are well-stocked with roach, pike, bream and eels, it's fished to a much lesser degree today.

It's roughly equidistant between Wisbech, March and Downham Market, each around 6 miles away, with Wisbech having a variety of shops, amenities and schools, including Wisbech Grammar School. Downham Market also offers a range of shops and amenities, and a mainline railway station to Ely, Cambridge and London Kings Cross.



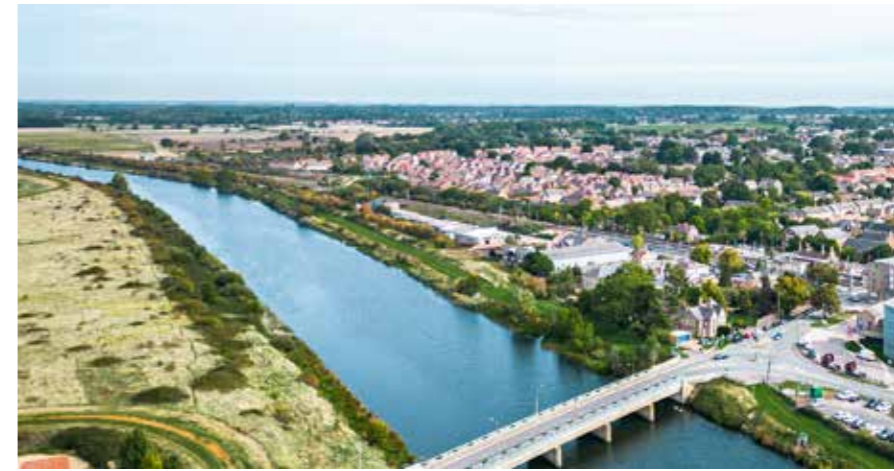
Downham Market is one of Norfolk's oldest market towns and it can be traced back to Saxon times. The town has a good range of shops and a busy market on Fridays and Saturdays as well as a college and a range of schools and nurseries. There are many attractive buildings and an unusual gothic black and white town clock. It is an ideal place for walking or cycling and the peaceful waterways are excellent for boating and fishing. Nearby at Welney is the famous Wildfowl and Wetlands Trust nature reserve, which is very popular with birdwatchers.



King's Lynn has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches. There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary and secondary schools, college and a library. King's Lynn is connected to the local cities of Norwich and Peterborough via the A47 and to Cambridge via the A10. There is a mainline rail link via Cambridge to London King's Cross (1 hour and 40 minutes).



Note from Sowerbys



“Downham Market has a rich history - as well as a great range of amenities.”

SOWERBYS



SERVICES CONNECTED

To be confirmed.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property.

TENURE

Freehold.

LOCATION

What3words: ///visitor.inspects.attend

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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