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INTRODUCING

# Land at High Road

*Tilney cum Islington, Norfolk*

**SOWERBYS**

Land & New Homes Specialists

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INTRODUCING

# Land at High Road

Tilney cum Islington, Norfolk  
PE34 3BL

Full Planning Permission Granted

West Norfolk and Kings  
Lynn Ref: 24/01318/F

Prime Infill Plot Set Between Two  
Existing Properties on High Road

Generously Sized Site with  
Private Vehicular Access

Off-Road Parking and  
Dedicated Turning Space  
Included in Site Layout

Elevated Floor Levels and  
Flood-Resilient Construction

Located in the Popular Village  
of Tilney Cum Islington,  
Near King's Lynn and A47

Attractive Residential Setting  
with Rural Charm and Easy  
Access to Amenities

No Onward Chain

**SOWERBYS KING'S LYNN OFFICE**

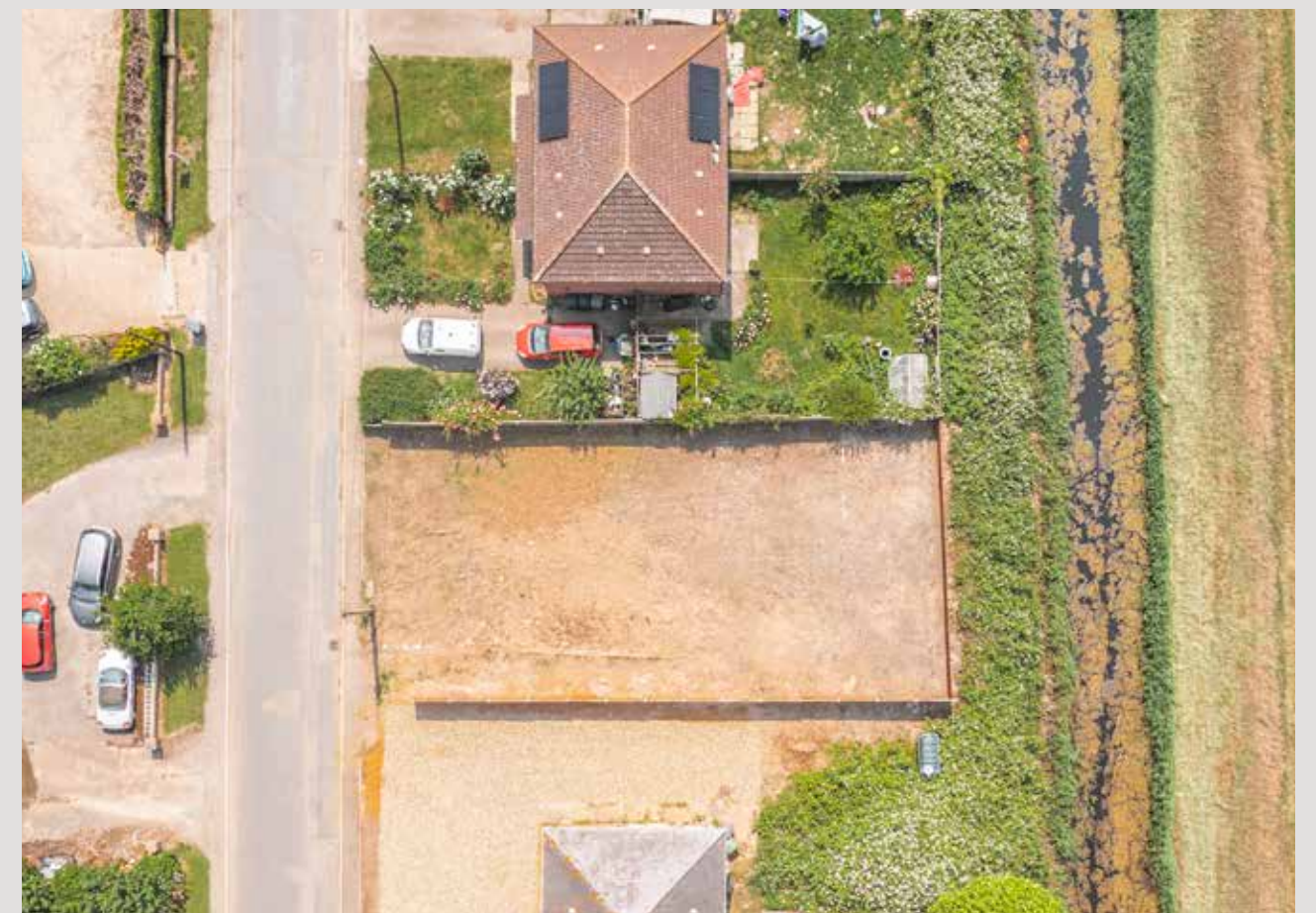
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A rare opportunity to acquire a fully consented single building plot in the desirable village of Tilney cum Islington. This well-proportioned site, set discreetly between two established dwellings on High Road, benefits from full planning permission (Ref: 24/01318/F) for the construction of a detached four-bedroom family home, complete with private access and off-road parking.

Clearly delineated, the plot offers an attractive proposition for small to medium-sized developers or individuals with the aspiration to design and build their own home in a well-connected yet tranquil Norfolk setting. The approved scheme comprises a generously scaled residence arranged over two floors, including four bedrooms, two bathrooms (one en suite), a spacious kitchen/dining area, and separate sitting room.

Flood risk mitigation measures are incorporated into the design, including elevated finished floor levels and flood-resilient construction as required by the approved Flood Risk Assessment. Vehicular access will be provided directly from High Road, with visibility splays and turning space.





[illegible]

LOCATION PLAN

Trunk Road

Visibility Splay - 90m

HIGH ROAD

The image displays four architectural elevation drawings of a house, arranged horizontally. Each drawing is labeled below it:

- East Elevation:** Shows a two-story house with a gabled roof. The ground floor features a large garage door on the left and a small front entrance with a porch on the right. The second floor has three windows.
- North Elevation:** Shows the side profile of the house. It has a gabled roof and a single window on the second floor. A small section of the roofline is visible on the left side.
- West Elevation:** Shows the side profile of the house. It has a gabled roof. The ground floor features a large multi-paned window on the left and a single window on the right. The second floor has three windows.
- South Elevation:** Shows the side profile of the house. It has a gabled roof and a single vertical window on the ground floor. A small section of the roofline is visible on the right side.

The image displays two architectural floor plans for a building. The left plan is the Ground Floor Plan, and the right plan is the First Floor Plan.

**Ground Floor Plan:** This plan shows a large open space with a dashed red line indicating a "Parking Space 2.5x5m". To the right of the parking space is a "WC" and a "Hallway" with an "Up" arrow. Further right is a "Lounge" with an "Elec Fire". Above the lounge is a "Dining" area and a "Kitchen". A "Storage" area is located at the top left. A "Ramp 1:12" is shown at the bottom right. A section line "A-A" is indicated at the top and bottom.

**First Floor Plan:** This plan shows four bedrooms labeled "Bedroom 1", "Bedroom 2", "Bedroom 3", and "Bedroom 4". A "Cup'd" (cupboard) is located near Bedroom 3. A "Landing" with an "Up" arrow is situated between the bedrooms. A "Bathroom" is located near Bedroom 1. An "En Suite" is attached to Bedroom 1. A "Void" is located near Bedroom 3. A section line "A-A" is indicated at the top and bottom.

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# Tilney cum Islington

VILLAGE CHARM WITH  
EXCELLENT CONNECTIVITY

A peaceful village surrounded by expansive fields, Tilney cum Islington offers the best of rural living with excellent access to nearby towns and amenities.

Neighbouring Tilney St Lawrence, just three miles away, adds to the appeal with its well-connected location and strong community spirit. Positioned at a crossroads, Tilney St Lawrence provides easy access to Cambridgeshire, Lincolnshire, and Norfolk towns, all within a 20-minute drive. The village offers daily conveniences, including The Family Store, a local pub, and a post office housed in the village hall. With a church and a playground, it's a great spot for families. For nature lovers, countryside walks to Terrington St. John or along Smeeth Lode towards Wiggenshall St. Mary provide the perfect escape.

King's Lynn, a historic town just a short journey away, offers even more. Its rich heritage, reflected in the historic quarter, blends with modern attractions like independent shops, restaurants, and the WhataHoot distillery. Commuters can also take advantage of easy connections, Watlington station is a 10-minute drive, providing a direct route to London.

With coastal retreats like Sandringham, Heacham, and Hunstanton nearby, as a resident of Tilney cum Islington you may enjoy the serenity of rural life paired with easy access to city, coast, and countryside.



TENURE  
Freehold.

LOCATION  
What3words: ///ground.tangling.subplot

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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