



Pentney Lakes, Common Road, Pentney, King's Lynn, PE32 1LE

welcome to

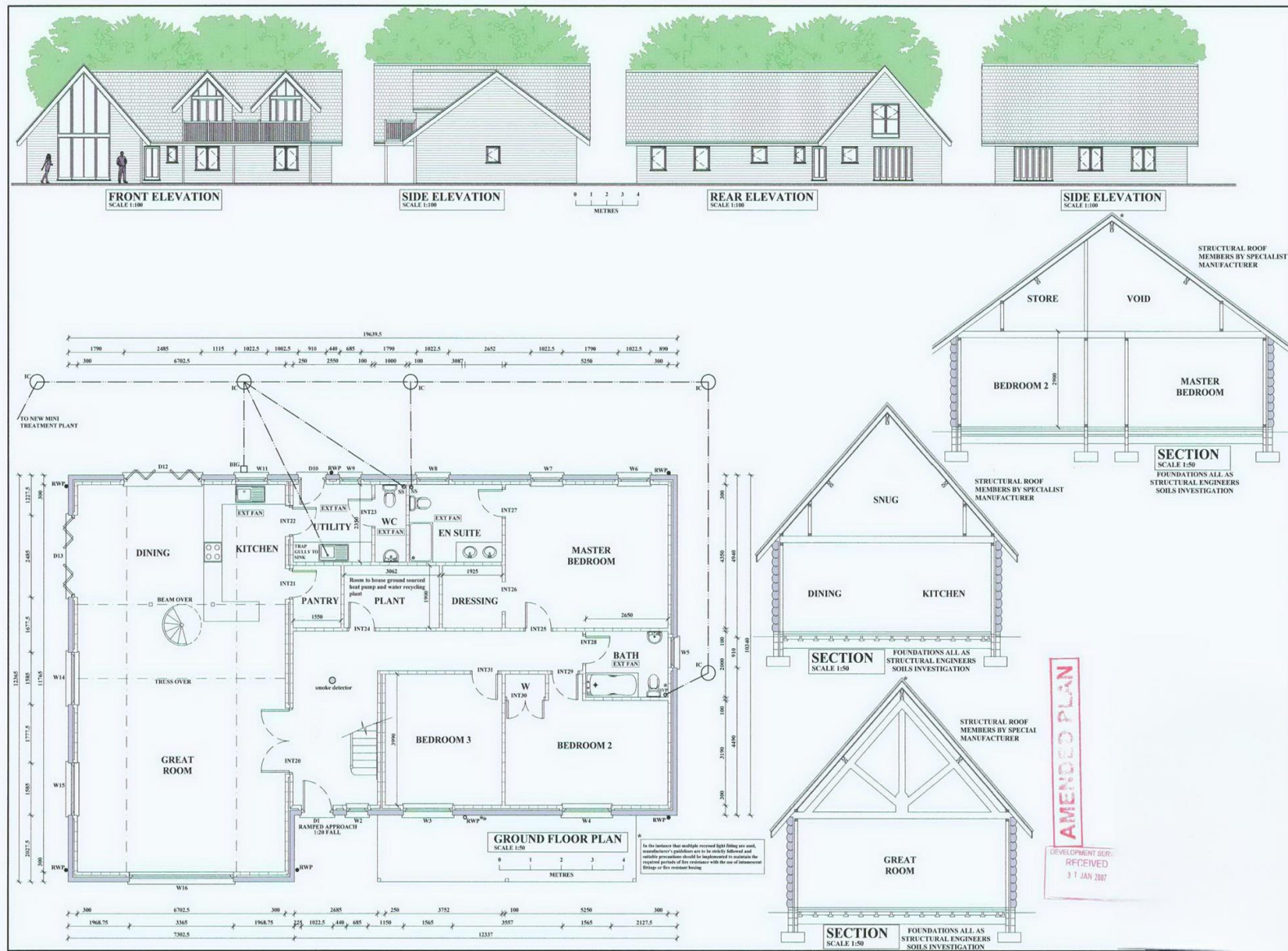
Pentney Lakes Common Road, Pentney King's Lynn

Unique opportunity to purchase a freehold plot with ground works and services already in situ to create a fantastic chalet style holiday home with spacious open plan accommodation, with holiday let potential & large boat house. Located within the sought after Pentney Lakes holiday and leisure park.



Agents Note

There are site Maintenance costs and a yearly lake usage fee, £3178.18 as for 2025



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Pentney Lakes, Common Road, Pentney, King's Lynn

- Fantastic Building Opportunity
- Full Planning Permission Granted
- Three Bedroom Detached Chalet Style Home
- Large Boat House
- Plot Extending Approx. 1/4 Acre (STMS)

Tenure: Freehold EPC Rating: Exempt

£160,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119300



Property Ref:
KLN119300 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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