









### welcome to

## Land At The Rear Of Weasenham Road, Litcham

We are delighted to present to the market this small Freehold parcel of land, situated within the highly sought-after village of Litcham and bordered by neighbouring gardens. Suitable for a variety of uses, viewing is advisable!!













#### Location

Litcham is a highly sought-after village in the Breckland district of Norfolk, almost equidistant from three major market towns; Swaffham, Fakenham and Dereham, offering easy access to both the City of Norwich and market town of King's Lynn. The village has all the necessary amenities including a Post Office, deli, Church, Methodist chapel, fish and chip shop and a health centre, together with a primary school and Litcham High School. Also, Litcham Common is situated to the south of the village on the "Nar Valley Way" long distance footpath, which runs from Dereham to King's Lynn. The common consists of 60 acres of mixed woodland and heath. The nearest railway station to Litcham is King's Lynn, which offers a direct route to London Liverpool Street.

#### **Viewings**

Strictly by appointment with William H Brown, Swaffham.





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# Land At The Rear Of Weasenham Road, Litcham

- GUIDE PRICE £18,000-£20,000
- 0.12 acre parcel of land (STMS)
- Potential for a variety of uses
- Potential for development, subject to planning permission
- Sold with vacant possession

Tenure: Freehold EPC Rating: Exempt

guide price

£18,000

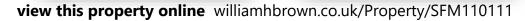
#### directions to this property:

Leave Swaffham via the A1065 (Castle Acre Road) in the direction of Fakenham. Follow this road for approximately 5 miles and take the right hand turn signposted 'Litcham' onto the B1145. Follow this road into the village of Litcham along Lexham Road and before reaching Back Street, take the left hand turn onto Pound Lane, bearing right at the end of the road and continue along. Take the left hand turn onto Weasenham Road and the access for the land will be found along on the right hand side.





Please note the marker reflects the postcode not the actual property





Property Ref: SFM110111 - 0005 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.





01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7I A



williamhbrown.co.uk

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.