



**Adj Rosalie Farm Lynn Road, Walton Highway Wisbech PE14
7DA**

Welcome to

Adj Rosalie Farm Lynn Road, Walton Highway Wisbech

A rare and exciting opportunity to create your dream home in a stunning rural setting. This building plot, set on approximately 1.5 acres (subject to measured survey), comes with full planning permission for a striking barn-style residence, offering the perfect blend of contemporary design and countryside charm. With plans approved under planning reference 22/00829/F (available via the King's Lynn and West Norfolk Borough Council website), this exceptional new-build home has been thoughtfully designed to maximize space, light, and modern living. The proposed layout includes four spacious bedrooms, two bathrooms, and expansive living areas, creating a seamless flow between indoor and outdoor spaces. The generous plot allows for a private and peaceful lifestyle, with ample scope for gardens, outdoor entertaining spaces, or even small-scale equestrian or hobby farming (subject to relevant permissions). With its idyllic location and approved plans ready to go, this is a fantastic opportunity to build a bespoke countryside retreat. Situated in the lovely Norfolk country side in Walton Highway and just under 12 miles from the Town of Kings Lynn with useful rail links to London and much more. Less than 3 miles from the Market Town of Wisbech and local amenities located in Walton Highway with easy access to Major 'A' road.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Agents Note:

It is our understanding that the plot is to be split from the existing title and is not yet registered at Land Registry and that this will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.



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Welcome to

**Adj Rosalie Farm Lynn Road, Walton
Highway Wisbech**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Building plot with full planning permission
- 1.5 acres (subject to measured survey)
- Approved plans for a 4-bedroom, 2-bathroom barn-style home
- Plans and CGI visuals available online
- Planning reference: 22/00829/F

Tenure: Freehold EPC Rating: Exempt

guide price

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WSB126845 - 0003

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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