



Meadowgate Lane, Emneth Wisbech PE14 0DS

Welcome to

Meadowgate Lane, Emneth Wisbech

- Development opportunity
- Grade II listed Former coach house, stable and barn
- Lapsed planning permission
- Kings Lynn & West Norfolk ref 06/01568/F
- No onward chain

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: Deleted

£130,000

Description:

A rare and exciting development opportunity located along the peaceful Meadowgate Lane, offering huge potential for those seeking to create a bespoke residence in a charming rural setting.

The site previously benefitted from lapsed planning permission under King's Lynn & West Norfolk Borough Council reference 06/01568/F, which proposed the repair and conversion of this Grade II Listed former coach house, stable, and barn into residential accommodation at Oxburgh Hall, Meadowgate Lane.

This characterful collection of traditional buildings provides an excellent foundation for a sympathetic conversion, combining period charm with modern living potential (subject to renewed consent).

An exceptional prospect for developers, investors, or those looking to undertake a unique self-build project within a highly regarded area steeped in countryside appeal and heritage.



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Property Ref:

WSB127831 - 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.



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