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BUILDING PLOT, BACK LANE

Blakeney, Norfolk, NR25 7NP
Guide Price £875,000

BROWN & CO

LOCATION

Blakeney has become one of the most sought after coastal villages in North Norfolk.

The whole coastal area, much of it owned by the National Trust, is designated as an area of outstanding natural beauty attracting both sailing enthusiasts and ornithologists.

The village retains a unique atmosphere with many of the old mariners and merchants' houses remaining in narrow streets with other cottages tucked away in flint walled alleyways or lokes.

The High Street runs down to the quay with its saltmarshes and channels to Blakeney Point and beyond. There is a wide selection of shops, public houses and hotels.

A wider range of amenities can be found in the Georgian Town of Holt, about 5 miles to the south. Private education is provided in the town of Holt at Greshams School and further afield at Beeston Hall near Sheringham. Norwich, the Cathedral City and regional centre, provides a comprehensive selection of shopping, cultural pursuits, a mainline rail service to London Liverpool Street (110 minutes) and an international airport.

DIRECTIONS

On entering Blakeney from the A149 Coast Road from Cley turn right into Back Lane. Continue almost to the end and a Brown & Co 'For Sale' board will be seen on the right hand side.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

DESCRIPTION

A very rare opportunity to acquire a fantastic building plot for an Architect designed four bedroom family home in one of the most sought after locations in Blakeney.

Proposed Accommodation

Ground Floor: Entrance Hall | Sitting Room | Open Plan Kitchen/Dining Room | Utility Room | Study | Cloakroom | Boot Room

First Floor: Master Suite | Bedroom Two with En-suite | Two further Bedrooms | Family Bathroom

Second Floor: Attic Room

Garage | Parking | Gardens

BUILDING PLOT

The building plot at Blakeney is situated in a superb quiet location within the village and only a short walk from the quay.

The site of Back Lane is 1/4 of an acre (stms) and has planning permission under application number PF14/1658 for the construction of a three storey detached four bedroom dwelling house. Prospective purchasers must make their own enquiries of the LPA. North Norfolk District Council, Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN.

RIGHTS OF WAY. WAYLEAVES & EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

SERVICES

We are advised that mains water and electricity are connected, and drainage is available for connection on site. Full details available on request.

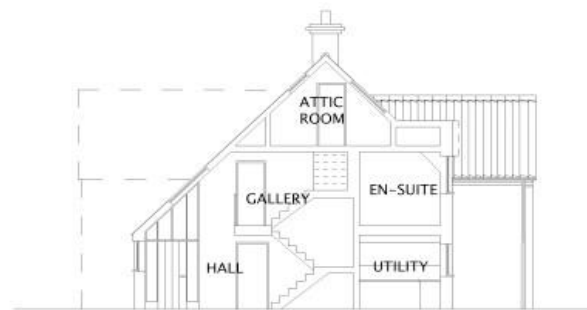


View of Blakeney Quay and Blakeney Point at low Tide – Not visible from plot.

1a Market Place, Holt, Norfolk, NR25 6BE
01263 711167 | holt@brown-co.com



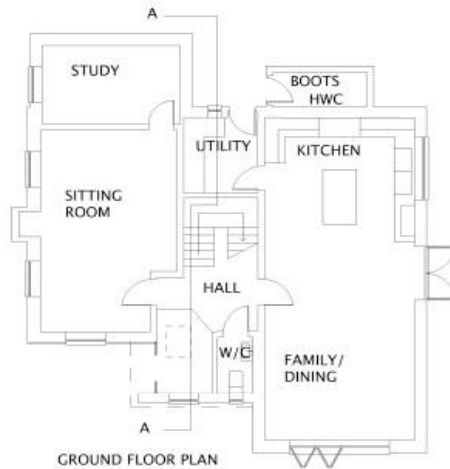
SOUTH ELEVATION



SECTION AA



NORTH ELEVATION



GROUND FLOOR PLAN



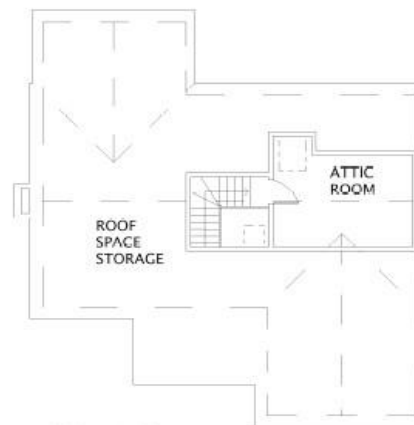
EAST ELEVATION



WEST ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Crawley & Co
CHARTERED SURVEYORS

Ley Farm, Dactera Lane,
Shotesham All Saints, Norfolk NR15 1XP
M: 07740 332263
E: j.crawley@crawleyco.co.uk

Project				
PLOT 2 BACK LANE, BLAKENEY, NORFOLK, NR25 7NP				
Client				
Mr and Mrs J Crawley				
Drawing Title				
AMENDED PROPOSALS				
All dimensions to be checked on site. Any discrepancy between documents to be referred.				
Date	Drawn by	Scale	Drawing No.	Revision
18.05.21	Jc	1:100 @ A2	P3/2	
Revisions	Date	Description		

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