

Cruso & Wilkin

FOR SALE

**Farm Buildings at Lovesoak and Fifties Farm,
Hundred Foot Bank, Welney**



**A unique opportunity for the conversion of a range
of farm buildings, with planning permission.**

Offers in the Region of £150,000

(Subject to Contract)

Lynn List: 01553 691691
ll@crusowilkin.co.uk

The Estate Office, Church Farm, Hillington,
King's Lynn, Norfolk PE31 6DH

Description:

A unique opportunity for conversion of redundant farm buildings, formerly part of Lovesoak and Fifties Farm, which can be found close to the Norfolk/Cambridgeshire borders. The site could house a self-sufficient off-grid home.

The site includes redundant farm buildings and is offered for sale with the benefit of planning consent reference number: 23/00040/PACU3 to convert a proportion of the buildings to a family home with flexible accommodation, which when completed will enjoy far reaching views, over farmland, towards Downham Market.

The planning notification for change of use from agricultural building to dwelling under Class Q must be completed within a period of 3 years from date of approval.

The site includes adjoining parcels of land to both the front and side, extending in total to approximately 1.5 acres (STMS).

The site benefits from mains power and water supplies.

Planning consent is for a two bedroom detached barn conversion with three reception rooms, study, kitchen/breakfast room, utility room. Giving you the perfect opportunity to convert this barn into a relaxing restful off-grid home in a peaceful setting.

Location:

The buildings and land lie adjacent to the banks of Hundred Foot Bank along the New Bedford River and are located 1 mile from the world renowned Welney Wet Lands WWT, with the village of Welney 3 miles away and Ten Mile Bank 4 miles away. Occasionally the road is closed as it passes through the washes flood plain, the traffic is then diverted.

Viewing:

Strictly by prior appointment with the Vendor's Agent, Cruso & Wilkin, tel:01553 691691. All viewings to be conducted during daylight hours only.

Health & Safety:

Given the potential trip hazards, we would ask you to be vigilant as possible for your own personal safety when viewing. The owner cannot be held responsible for any incidents or accidents while lone viewing.

Terms of Sale:

The Vendors and their Agent reserve the right to invite best and final offers and/or conduct a private auction within the determined timescale if required.

Tenure & Possession:

The land is to be sold freehold with the benefit of vacant possession upon completion.

Local Authority:

King's Lynn & West Norfolk Borough Council, King's Court, Chapel Street, King's Lynn. PE30 1EX
Tel: 01553 616200

Directions:

From Downham Market head onto the A10 towards Ely/Cambridge. After 3-4 miles turn right into Modney Bridge Road, continue into Station Road, continue onto the A1101, approximately 4.5 miles, where the site can be found on the right hand side.

Nearest Postcode: PE14 9TN

What3words:///presides.eats.scrapped.

(the use of what3words is advised when viewing the property, as this provides the precise location).



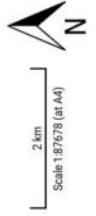
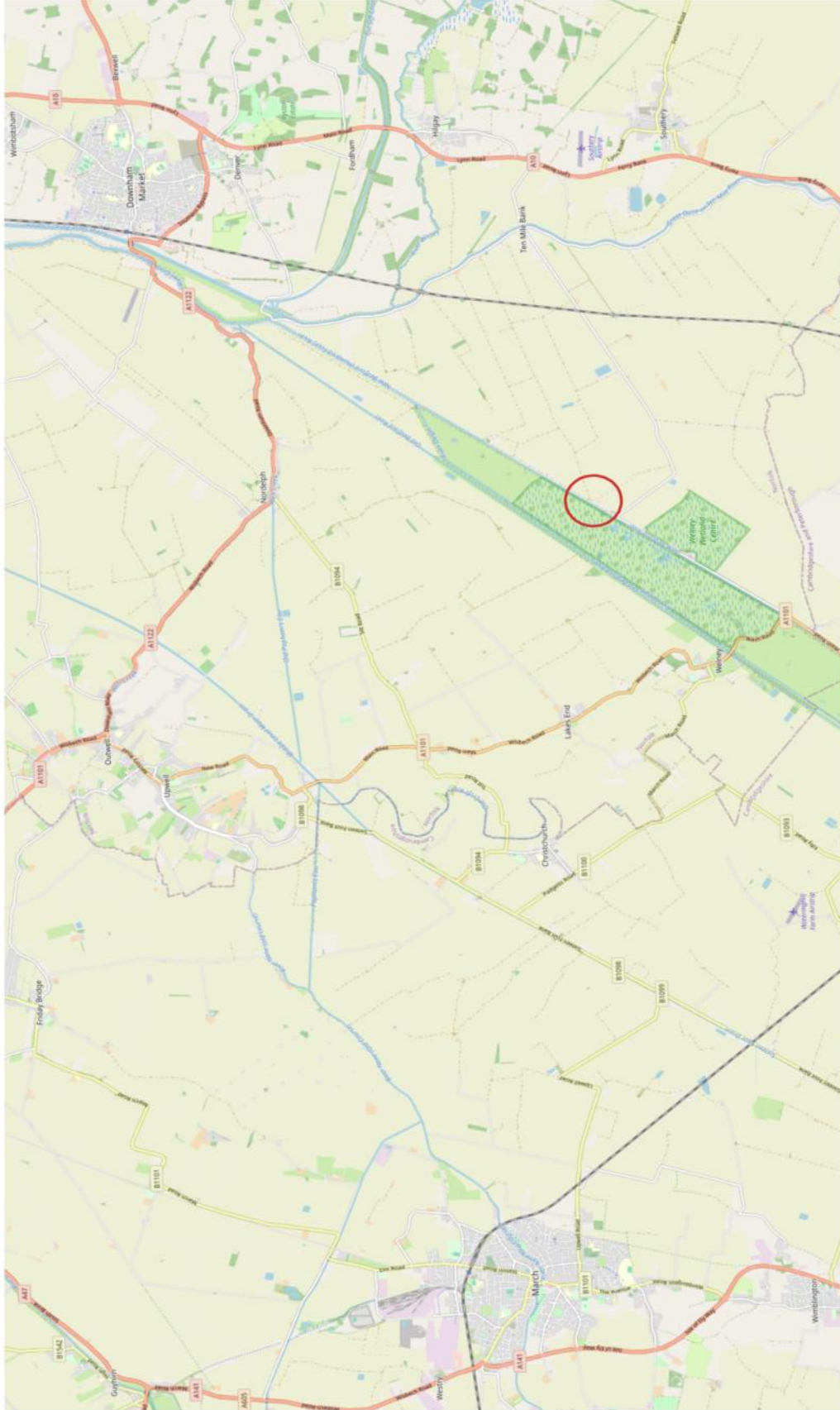


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Land Parcels at Lovesoak & Fifties Farm
1:1250

Land App





LL/PH/563/2

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Particulars Prepared: December 2023, Photos Taken: November 2023

Important Notices:

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty s given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective purchasers are advised to check measurements for any particular purpose e.g. Fitted carpets and furniture. No assumptions should be made with regard to photographs, e.g. that any contents shown are included in the sale. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin, their joint Agents or the Vendors or Lessors.