

Residential Development Site

Manor Road, North Wootton, Norfolk



Cruso & Wilkin

Cruso & Wilkin

Established 1756 • Chartered Surveyors • Auctioneers • Valuers • Property Consultants

01553 691691

www.crusowilkin.co.uk

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

Location Plan:



Lodge Cottage, Lodge Nursery & Flat and Buildings Plots

Manor Road, North Wootton, King's Lynn, Norfolk PE30 3PZ

Cruso & Wilkin are delighted to offer for sale a significant development and refurbishment project, providing 4 residential units, together with Lodge Cottage.

Planning reference: 24/00496/F

Lot 1: Three Building plots with planning permission

Full planning permission for three dwellings with garage.

Plot 1 - 3 bed detached dwelling with garage

Plot 2 - 3 bed detached dwelling with garage

Plot 3 - 4 bed detached dwelling with garage

Lot 2: Lodge Nursery and Flat

Full planning permission to convert both the Nursery and the flat into a 3 bed dwelling.

Breakdown of the layout that planning permission has granted:

Ground Floor:

Kitchen, Utility, Living Room, Dining Area and The Snug.

First Floor:

Master Bedroom with ensuite, 2 further Bedrooms, family Bathroom, Shower Room and Office.

Lot 3: Lodge Cottage

3 bedroom cottage benefits from oil central heating and uPVC double glazing throughout.

Ref: 360/35



**Lot 3 = Lodge Cottage (left)
Lot 2 = Lodge Nursery and Flat (right)**

Contact Details:

Sole Agents:

Cruso & Wilkin, The Estate Office, Church Farm, Station Road, Hillington, King's Lynn, Norfolk, PE31 6DH. Tel. 01553 691691.

Jonathan Fryer: jgf@crusowilkin.co.uk; Lynn List: ll@crusowilkin.co.uk;

Mared Phillips: mp@crusowilkin.co.uk

Architects:

Ian H Bix Associates Ltd. Sandpiper House, Leete Way, West Winch, King's Lynn, Norfolk, PE33 0ST. Tel. 01553 844077

Aaron Williamson: aaron.williamson@ianbix.co.uk

Solicitors:

Fraser Dawbarns LLP, 29 London Road, Downham Market, Nr King's Lynn, Norfolk, PE38 9AS. Tel. 01366 383171

PARTICULARS:

Location and Situation:

North Wootton is a charming satellite village, approximately, 3.5 miles from the centre of King's Lynn town. Part of the village dates back to the 16th Century, and this is evident from the fine properties that can be found in the heart of the village. North Wootton is close to the north-Norfolk coast which offers many varied, local attractions. In the village of North Wootton you will find a traditional inn, 'The Red Cat', which is conveniently located for the West Norfolk Rugby Club, together with an Academy School, Doctors Surgery, Chemist, Chinese Takeaway, and other amenities. North Wootton also boasts a Village Market every third Saturday in the month, offering fresh produce from local suppliers alongside hand-crafted products. Castle Rising village, and Castle, is approximately 1.5 miles from the development site, offering 'The Black Horse Inn' a Grade II Listed Gastropub together with the delightful 'Castle Rising Tea Rooms'. The Nursery has been privately owned, and in operation for 35 years.

Direction and Access:

Head out of King's Lynn on the A148 Wootton Road. When you reach the junction at South Wootton, head straight over and travel along Castle Rising Road for approximately half a mile before turning left onto Priors Lane. Travel along the road for 0.8 miles before turning left onto Manor Road. After approximately 200 metres, on the left-hand bend, turn right onto Manor Road and the property can be found on the right-hand side after approximately 80 metres.

There is direct access to the property off Manor Road.

Nearest Postcode: PE30 3PZ

What3Words: ///amuse.amphibian.pictures

Description and Planning Permission:

The land being offered for sale, extending in all to 0.78 acres (0.32 hectares), or thereabouts, presents a unique and exciting opportunity to purchase a residential development site within the village of North Wootton. The planning permission has been approved for conversion of the Nursery and flat to a single dwelling; and the construction of 3 further detached dwellings each with a single garage.

Further details and information regarding planning, including drawings, CIL Liability Notice and the Decision Notice are available from the Agent and/or can be found on the Borough Council of West Norfolk's Planning Website - Planning reference: **24/00496/F**.

Viewing:

Viewing is strictly by prior appointment, only, with the Vendor's Agent, Cruso & Wilkin. Tel 01553 691691.

For your own personal safety we would ask you to be as vigilant as possible when making an inspection. We regret to advise that children and/or pets are not permitted on the property.

Development Covenant/Overage:

The land is sold subject to an overage covenant whereby the Vendor reserves 50% of any uplift in value should the Purchaser obtain a revised planning consent for any additional dwellings, including affordable dwellings, on the land included in the sale, over and above the 3 building plots.



Agent's Note

1. There is a flying freehold with No 1 Lodge Cottage
2. The Nursery is commercially rated. The ratable value for the property is £6,000 from April 2023 to the current date.
3. The residential flat on the first floor is let under an Assured Shorthold Tenancy. The rent currently payable is £1,000 per calendar month.
4. Completion will be agreed based upon the date when possession will be available.

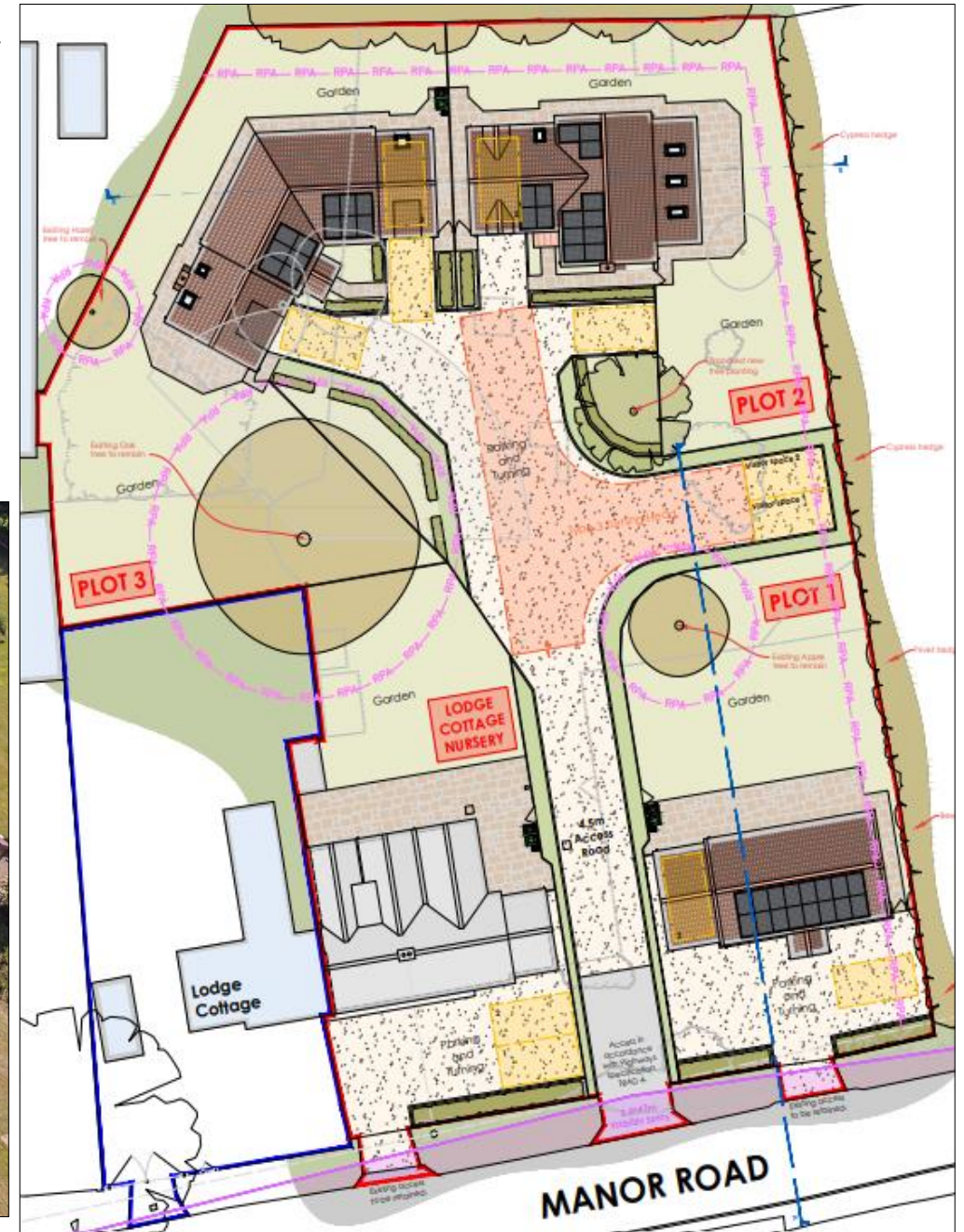
Lot 1: Three building plots with planning permission:

Planning permission has been granted for the development of 3 detached houses, which vary from 3 to 4 bedrooms.

Whole side birds eye view :



Reproduced with Permission:



Lot 2: Former Lodge Nursery and Residential Flat

The former Lodge Nursery with residential flat above provides an ideal refurbishment project. The property is of traditional brick construction under a pantile roof, providing a rare opportunity for either Developer or self build enthusiast to acquire a significant property for refurbishment.



Lot 2 = Rear of Lodge Nursery And Flat

EPC for former Lodge Nursery

EPC upon request from Agents

EPC for Lodge Flat

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	53 E	
21-38	F		
1-20	G		

Services:

The property as a whole benefits from mains water, electricity and sewerage.

Council Tax:

First Floor Flat: The Council Tax Band is a G, and the council tax payable for 2024 - 2025 is £3,664.87.

Commercial Rates in respect of the Former Nursery. Based on the VOA (Valuation Office Agency) the current ratable value for the former Lodge Nursery is £6,000 from April 2023 to the current date.

This may be eligible for small business rules relief, but this may not be relevant if converted into residential use. Applicants to make their own enquiries.



Lot 2 = Front of Lodge Nursery And Flat

Lot 3: No. 1 Lodge Cottage

No. 1 Lodge Cottage is a 3 bedroom semi-detached house.



Whilst not included in the planning permission, mentioned previously herein, the property offers a unique opportunity to purchase a whole site area of 0.78 acres (0.32 hectares).

Please Note: There is a flying freehold with this property.

No. 1 Lodge Cottage is a 3 bedroom semi-detached property of red brick and flint construction which comprises the following accommodation:-

Ground Floor:

Dining Room, Utility Room, Cloakroom, Kitchen and Lounge.

First Floor:

Bedrooms One, Two and Three together with a Shower Room.

Outside:

The property offers a gated drive leading to parking for multiple cars and a single brick garage. It also offers a lawned garden to the rear and a fenced garden to the front.

Services:

The property benefits from mains water, electricity and sewerage.

Council Tax:

The Council Tax Band for this property is a C, and the council tax payable for 2024 - 2025 is £1,954.60.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

GENERAL INFORMATION:

Method of Sale:

The property is offered for sale initially by private treaty as a whole or in lots as described herein. The Vendor and their Agent reserve the right to invite best and final offers and/or offer the property for sale by auction if there is a substantial level of interest.

Tenure and Possession:

The property is freehold and will be offered for sale principally with the benefit of vacant possession upon completion (subject to the expiration of the letting period for the residential flat).

Value Added Tax:

Should the sale of this property, or any rights attached to it, become chargeable to Value Added Tax, then the tax at the prevailing rate will be payable by the Purchaser in addition to the contract price.

Town and Country Planning:

The property is offered subject to any existing Development Plan, Tree Preservation Order, Ancient Monument, Town Planning Schedule, or Resolution which may be or may come into force. The Purchaser will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

Please see provision in the planning consent regarding the Arboricultural Report.

Wayleaves, Easements and Rights of Way:

The property is offered subject to and with the benefit of all existing rights of way whether public or private light support drainage or water electricity supplies and other rights and obligations easements quasi-easements and restrictive covenants and all existing and proposed wayleaves, poles, masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to herein or not.

Boundaries, Plans, Areas, Schedules and Disputes:

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the sale or entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the selling Agent whose decision acting as Experts shall be final.

Measurements and Other Information:

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the information for you.

Services:

The building plots themselves are not connected to any services. The Purchaser should make their own enquiries of the relevant authorities regarding these.

Money Laundering Regulations:

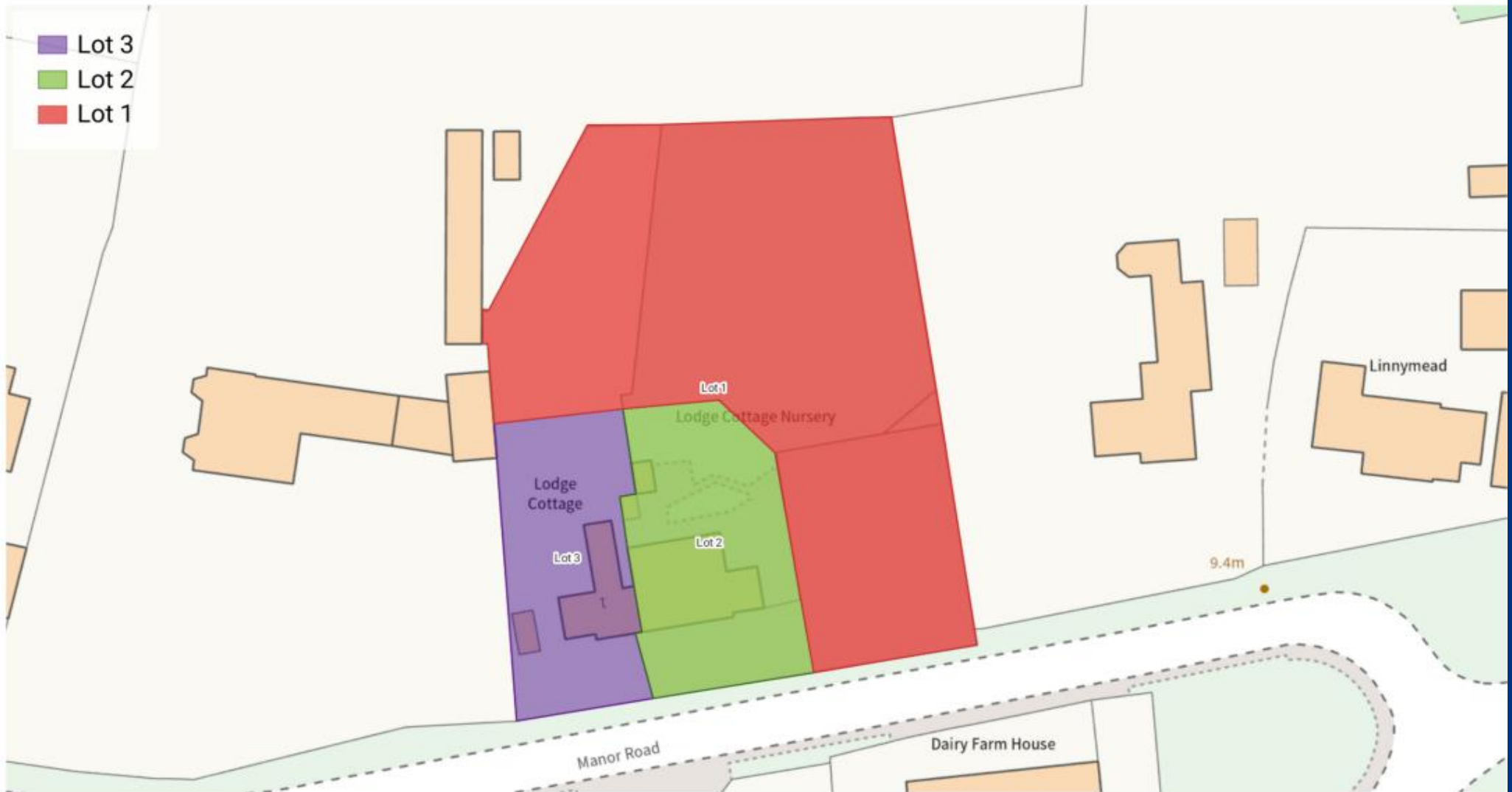
Under the provisions of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Purchasers are required to provide (a) photographic ID (i.e. passport or driving licence), and (b) proof of address (i.e. a utility bill or bank statement), together with proof of funds on acceptance of an offer. We will be undertaking an external credit check with Smart Search on the Purchaser. This will not affect the Purchaser's Credit Rating.

Photographs taken and Particulars prepared July 2024.

Plot 3 within Lot 1
Photo Montage of finished property



Whole Site Area = 0.78 acres (0.32 ha) STMS.



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 is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective tenants are advised to check room 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 let. 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.



Whole Site Area

EXPLORE THIS LOCATION IN 360°



LODGE COTTAGE - NORTH WOOTTON