

SELF BUILD PLOTS, TILNEY ST LAWRENCE

Residential Development



Cruso & Wilkin



An exciting self-build opportunity

Tilney St Lawrence

Summary

- Outline planning permission for detached dwelling with garage
- Outskirts of Tilney St Lawrence
- Four Plots available

The village benefits from a range of facilities and amenities, including public house, primary school, village shop and village hall with play area.

The village is well served by public transport. The Lynx 46 bus service runs between King's Lynn & Wisbech stopping in the village. The village benefits from good main road connectivity onto A47. King's Lynn being only 8 miles by road and has the benefit of mainline rail link into King's Cross London.



Location

Tilney St Lawrence is a village located between King's Lynn & Wisbech.

Access via the main A47 Road and is approximately 8 miles from both King's Lynn & Wisbech



Nearest Postcode
PE34 4RG

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Services

To be determined

Plots

Outline planning permission granted under Borough Council of King's Lynn & West Norfolk ref: 25/00276/O, with some reserved matters.

Location

The exact location is E555324 N313254, Magdalen Road, Tilney St Lawrence, Norfolk

Viewing Arrangements

Strictly by prior arrangement with the Vendor's agent only. Further information is available upon request.

Description

Four self build plots available, outline planning granted under ref 25/00276/O with reserved matters. Village location within easy reach of A47.

Rates

The plots have not yet been assessed for rates.

Under the provisions of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Purchasers are required to identify themselves and provide (a) photographic ID and (b) proof of address, together with proof of funds on acceptance of an offer.

Money Laundering Regulations

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, utilities, fixtures or fittings 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 parties are advised to check measurements for any particular purpose.

No assumptions should be made with regard to photographs. 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 or the Vendors.

Important Notices



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