DIRECTIONS

SATNAV: PE34 4RB

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order.We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

This disclaimer must go on to all probate properties – new and exisiting;

NORFOLK PROPERTY AUCTIONS



181 School Road Tilney St. Lawrence King's Lynn PE34 4RB

BRICK BUILT BARN WITH LAND AND P.P FOR 2 DWELLINGS

King's Lynn **£110,000 Freehold**

Telephone: 0800 6546 333
www.norfolkpropertyactions.co.uk
Email: sales@norfolkpropertyauctions.co.uk





TILNEY ST LAWRENCE
Tilney St Lawrence is a charming Norfolk village offering a peaceful rural lifestyle while remaining well connected to nearby towns. The village enjoys a welcoming community atmosphere, surrounded by attractive countryside and open farmland, making it an ideal location for those seeking a quieter pace of life. Everyday amenities are easily accessible, with supermarkets, independent shops, healthcare facilities and leisure amenities available in nearby King's Lynn, just a short drive away. Families benefit from a selection of well-regarded primary and secondary schools in the surrounding area, while commuters have convenient access to regular bus services linking neighbouring villages and King's Lynn, where a mainline railway station provides direct services to Cambridge and London King's Cross. Residents can also enjoy a choice of traditional country pubs, cafés and restaurants nearby, along with scenic walking and cycling routes that showcase the beauty of the Norfolk countryside. Combining village charm with practical convenience, Tilney St Lawrence is an appealing location for families, professionals and those looking to enjoy a relaxed countryside setting without feeling isolated.

AUCTION IMPORTANT INFORMATION
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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** Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000** Located on School Road in the charming village of Tilney St. Lawrence, this remarkable barn presents a unique opportunity for those seeking a blend of rural tranquillity and modern living.

This barn comes with planning permission for the conversion into two separate dwellings, comprising one two-bedroom and one three-bedroom home. This presents an exciting opportunity for potential investors.

The property is set on a generous plot of land, providing plenty of outdoor space for gardening, recreation, or simply enjoying the peaceful surroundings. The picturesque village of Tilney St. Lawrence is known for its friendly community and scenic countryside, making it an ideal location for families and individuals alike.

Tenure

Freehold, title number NK480983 - subject to title split.















