LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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A Park Home in Orchard Park Homes, within the popular coastal village of Heacham. The plot has 12-month occupancy and includes a nicely presented static caravan offering accommodation including; Entrance Hall, Kitchen, Lounge/Diner, One Bedroom and Bathroom. The property benefits from UPVC double glazing, on-site parking and a patio to the side and rear.

The property is situated in a popular location approximately 1.5km from North Beach within the coastal village of Heacham. The village offers a range of amenities to include; schools, pharmacy, hairdressers, doctors' surgery, vets and public houses. There are regular bus services to the nearby towns of King's Lynn and Hunstanton. There is a regular bus service offering access along the North Norfolk Coast and local towns and villages. A perfect location for dog walking and access to Wild Ken Hill.

Orchard Park Homes, Heacham, PE31 7HF

Price - £95,000 Park Home

SIDE ENTRANCE DOOR TO:-

ENTRANCE HALL
Textured and covered ceiling, laminate floor covering, single radiator. Opening through to Kitchen and Bedroom. Door to Bathroom.

LIVING/DINING ROOM
9' 8" x 12' 3" (2.95m x 3.73m)
A triple aspect room, UPVC double glazed window to side and front, UPVC double glazed door to side. Skimmed and coved ceiling, power points, single radiator.

KITCHEN
9' 9" x 6' 10" (2.97m x 2.08m)
Textured and coved ceiling with inset spotlights, laminate floor covering, single radiator, range of matching wall and base units with round edged work surfaces over, built-in stainless steel sink unit with single drainer and mixer tap over, built-in gas hob with extractor hood over, built-in electric oven, gas fired boiler supplying domestic water and radiators, plumbing provision for a washing machine, UPVC double glazed windows to sides. Opening through to:-

BATHROOM
6' 5" max x 8' 3" max (1.96m max x 2.51m max)
Coved ceiling, laminate floor covering, single radiator, UPVC double glazed windows to side. Suite comprising; panelled bath, built-in shower cubical, vanity unit with inset pedestal wash hand basin, low level WC.

BEDROOM
9' 8" x 7' 6" min (2.95m x 2.29m min)
Coved ceiling with inset spotlights, power points, single radiator, UPVC double glazed window to rear, air conditioning unit.

OUTSIDE
Garden laid mainly to patio with inset mature shrubs plants and tree. Enclosed by wood panelled fencing with a gate to field at rear. Two Garden Sheds.

SITE INFORMATION
The tenure of the site is Park Home. There is a minimum age restriction of 50. There is a monthly pitch fee of £191.23 for 2026, which will increase to £197.90 for 2027. There is an Agreement under the Mobile Homes Act 1983 and rules and regulations to abide by.

SERVICES
Mains Water. Mains Electricity (Bill for site shared between plots). LPG Gas. Mains Drainage.

COUNCIL TAX
Band A - £1,627.24 for 2026/27. Borough Council of King's Lynn & West Norfolk

ENERGY PERFORMANCE RATING
Non-Applicable.

















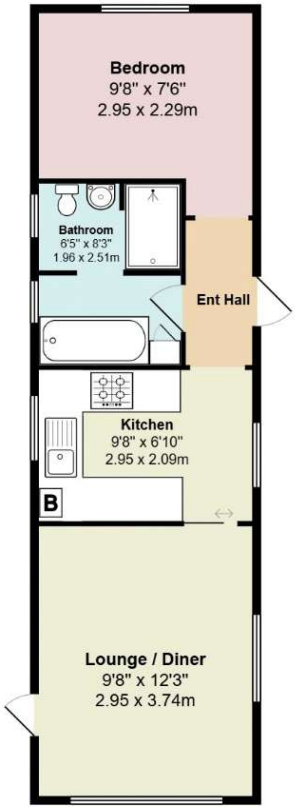

Total Area: 345 ft² ... 32.0 m²

Orchard Park Homes, Station Road, Heacham, Norfolk, PE31 7HF

Illustration for identification purposes only. Measurements are approximate. Not to scale.

Tenure: Freehold. Vacant possession upon completion.

Viewing: Further details and arrangements for viewing may be obtained from the appointed selling agents, **L A N D L E S**

Negotiations: All negotiations in respect of this property are to be carried out strictly via the Agents, **L A N D L E S**

***Anti-Money Laundering Directive*:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

Offer Referencing: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Referral Fees: In compliance with the Consumer Protection from Unfair Trading Regulations 2008, LANDLES must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector. As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

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SELLING & LETTING

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property in King's Lynn and the coastal & rural villages of North & West Norfolk

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