



Building Plot on Austin Street in Kings Lynn

what3words; timing.ample.mining

£55,000

Building Plot with Planning Permission – A Ready-Made Development Opportunity

An exciting opportunity for a builder, developer or self-builder to acquire a single building plot within easy reach of King's Lynn town centre and mainline train station.

The plot benefits from planning permission for the construction of a generously proportioned two-bedroom end-terraced home, providing approximately 56.97 sq. metres of accommodation on the ground floor and 51.45 sq. metres on the first floor.

The approved plans create a comfortable modern home, with the added benefit of both bedrooms enjoying their own en-suite facilities. Outside, the finished property will have a small private garden together with off-road parking, an increasingly valuable feature so close to the town centre.

Importantly, this isn't necessarily a project starting entirely from scratch. The current owner has already commenced works, with the footings/foundations for the proposed dwelling in place, giving the next owner a useful starting point from which to continue the development.

The location should also give the finished property broad appeal. King's Lynn town centre is within walking distance, putting shops, restaurants and everyday amenities close at hand, while the nearby railway station provides convenient connections towards Cambridge and London King's Cross. Whether eventually sold, retained as an investment or built for personal use, it's a practical location for a modern two-bedroom home.

Planning permission was granted under Planning Reference 19/00192/F, with plans and associated documentation available for prospective purchasers to review.

This is a manageable development opportunity in a convenient and established location, with planning already in place and some of the initial groundwork undertaken.

Prospective purchasers should satisfy themselves as to the current status and implementation of the planning permission and carefully review the approved plans, decision notice and any associated conditions before making an offer.

*** PLEASE NOTE - The main image on the listing is an indicative illustration created by AI. It is to be used as an example only of what the property could like look ***

Tenure: Freehold

Property Type: Plot

- Building Plot
- Plans for End of Terrace House
- Two Bedrooms with Ensuites
- Small Garden
- Close to town centre
- Planning Ref: 19/00192/F
- Off-road Parking
- Walking Distance to Train Station
- Development/Self Build Opportunity
- Footings/Foundations Added

Disclaimer

To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.

We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.

All measurements are provided as a guide and may not be exact.

We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.

These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.

Referral Disclosure

We may recommend / refer solicitors, mortgage advisers, surveyors and other property professionals who we believe provide a good service. Should you choose to use one of these providers, Russen & Turner may receive a referral fee. You are under no obligation to use any service we recommend and are free to choose your own adviser or provider.



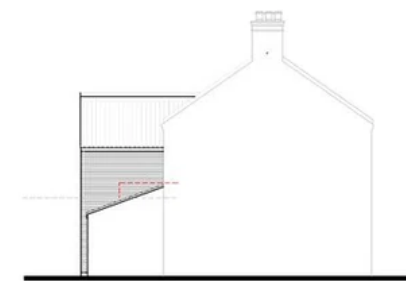
Principle Elevation (South West)
Via Austin Street



Side (South East)



Rear (North East)



Side (Via the Adjoining Property)



Indicative Street Scheme Elevation via Austin Street

Proposed Floor Plan Details

Scale 1:100

External Footprint = 68.50m



Ground Floor

Internal Footprint = 53.02m (Excluding Store Area)

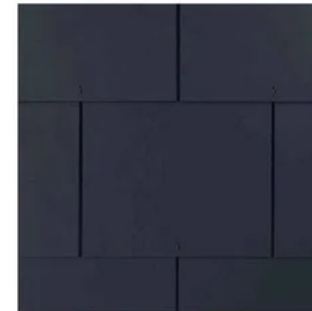


First Floor

Internal Footprint = 51.45m



Proposed brick choices as per constructed on site for planning approval and confirmation. Brick samples are either Renaissance Multi or Hartford Multi and in a 1:1 ratio bond as existing properties and finished with all mortar joints flush pointed.



Mersey Central Tiles are smooth low profile. Same central tiles are used to the roof eaves or that of equally quality and finish, close to.

David Taylor Associates UK Ltd
Chartered Architectural Design & Building Consultant

Telephone: 01553 768180
Mobile: 07765 122296
Email: david.taylor@dtalk.co.uk / dtalk.dtl@gmail.com
Address: 11 Milton Avenue Kings Lynn Norfolk PE30 2QG

Project: Site Adjoining 131 Austin Street
Kings Lynn
PE30 1QH

Client: Clients of DTAUK **Size:** A1

Title: NEW BUILD DWELLING

Dwg No: 2167-21-5-M **Rev:**

Scale: 1:100 **Date:** Sept 2022

Drawn: DT **Checked:** DT

Drawing Issued For: Planning Condition Discharge

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