



Woodlakes Leisure Park, Holme Road, King's Lynn, PE34 3PX

welcome to

Woodlakes Leisure Park, Holme Road, King's Lynn

AUCTION SALE 10 SEPTEMBER 2026 - For sale via William H Brown Auctions in association with Barnard Marcus Auctions on 10th September 2026 at 9.30am, at the De Vere Grand Connaught Rooms, 61-65 Great Queen Street, Covent Gardens, London, WC28 5DA. You can also bid online.



Entrance Hall

Double-glazed door. Storage cupboard. Radiator.

Kitchen

This fitted kitchen includes base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, a low-level electric oven, an electric hob with cooker hood over & an under-counter fridge. Double-glazed window.

Lounge / Diner

Double-glazed window. Radiator. Double-glazed French doors opening to the decking area.

Bedroom One

Double-glazed window. Radiator.

Bedroom Two

Double-glazed window. Radiator.

Bedroom Three

Double-glazed window. Radiator.

Shower Room

Newly installed in 2023. Fitted with WC, wash hand basin with vanity unit & walk-in shower cubicle with quality mixer shower. Heated towel rail. Double-glazed window.

Outside

Outside, the property benefits from a gravelled area providing off-road parking. A large, raised decking area can be accessed directly from the cabin & offers views over the lake. A lawned area provides further space for relaxing, alongside a patio area & private fishing platform.

Agent's Note

The property is sold fully furnished to include all beds, TVs, appliances, crockery & cutlery. There are a number of obligations on both sellers and buyers when completing the process for purchasing a cabin and we recommend taking advice from a solicitor or another professional - independent from the seller

or site owner – when buying a home. Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Heating to the property is served by electric heating. Please contact the branch for further information if required.

Important Notice

For each Lot, a contract documentation fee of £1,800 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

Guide Price

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price. Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at. When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not

carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers. Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

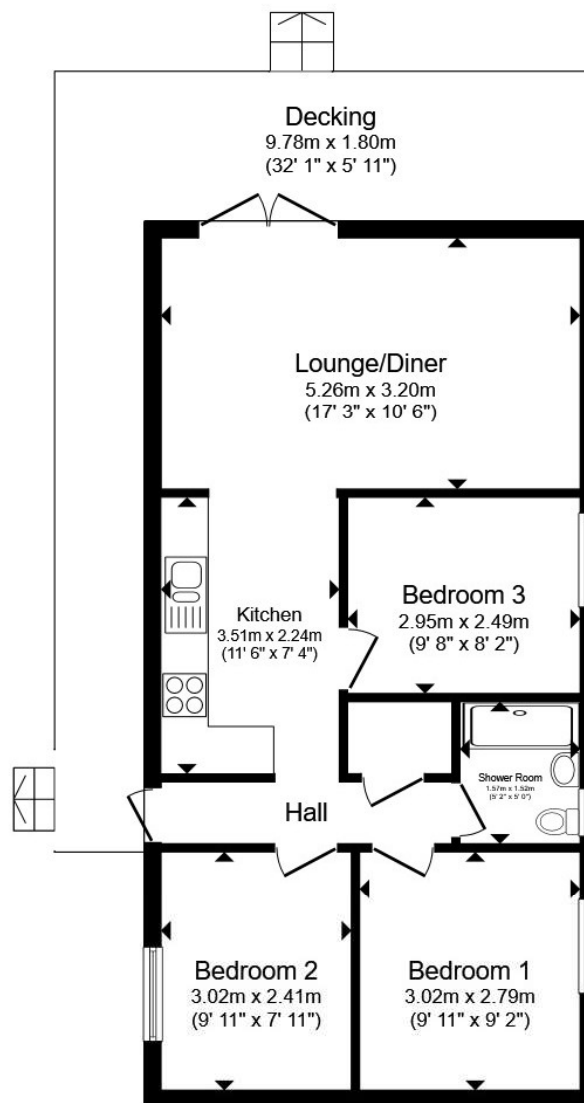
Agent's Note

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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Total floor area 57.4 m² (618 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Woodlakes Leisure Park, Holme Road, King's Lynn

- **AUCTION SALE 10TH SEPTEMBER**
- Three bedroom log cabin
- Veranda with marvellous lakeside views
- Private fishing platform to 7-acre carp lake
- Set within 66-acres of grounds

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: 1000.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£40,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DHM111123 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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