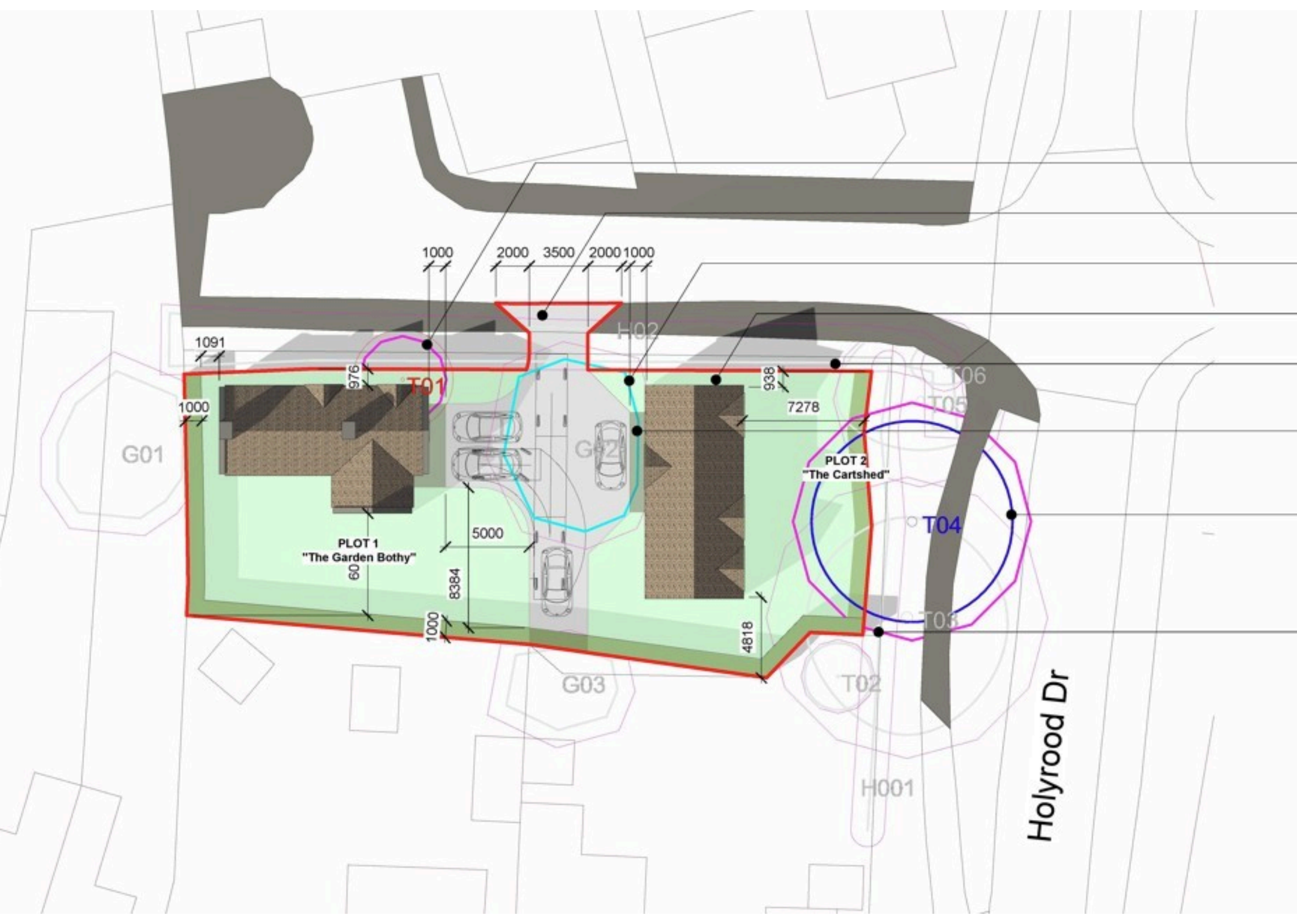




Land Manor Road, Dersingham, King's Lynn, Norfolk
PE31 6LH

BROWN & CO



Land Manor Road, Dersingham, King's Lynn, Norfolk, PE31 6LH

Residential development opportunity in Dersingham

Outline planning granted for two detached dwellings: Application reference: 26/01078/O

Fantastic location close to village amenities

Sought-after West Norfolk Village situated on the edge of the Sandringham Royal Estate.

Easy access to North Norfolk Coast

Well-established residential location

Call Brown & Co for further details and to discuss visiting the land



Description

A residential development opportunity situated in Dersingham, a highly sought after West Norfolk village on the edge of the Sandringham Royal Estate and serviced by a large range of local amenities. Outline Planning Permission was granted under application reference 26/01078/O by the Borough Council of King's Lynn and West Norfolk for the erection of two detached dwellings on the site off Manor Road.

The site occupies an established residential location and provides the opportunity for the development of two individual detached houses, subject to the reserved matters process and the conditions of the planning permission. Full details of the application can be found on the Borough Council of King's Lynn and West Norfolk online planning portal using the reference above. Copies of the key documents from the application are also held by the agent.

Location

Dersingham is one of the most sought-after and well-appointed villages in West Norfolk. It is located on the edge of the Royal Estate in Sandringham and approximately 9 miles from the town of Kings Lynn. The superb array of local amenities in the village is nothing short of astounding; these include a Co-op

and Spar supermarket, garden centre, three public houses/social club, two schools, pharmacy, hairdresser and beauty parlour, takeaways and newsagent with newspaper deliveries, to name but a few.

Nearby, Kings Lynn has many of the high street stores one would expect from a large town and also benefits from a mainline train station to Ely, Cambridge and London. Dersingham also sits as the gateway village to the coast with beaches just a short drive away at Snettisham, Heacham, Hunstanton and beyond to the North Norfolk coast.

Viewing

Interested parties should contact the agent to discuss visiting the land.

Health and Safety

Viewers should be careful and vigilant whilst on the property. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk

Plans, Areas and Schedules

All plans are published here are for identification and indicative purposes only and are believed to be correct however in no way should be relied upon. Any plans that have been produced by the agent have been prepared as carefully as possible and are based on the Ordnance Survey scale plans and HM Land Registry.

Wayleaves, Easements and Rights of Way.

The site is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

Disputes

Should any dispute arise as to the boundaries or any point arising in these Particulars, schedule, plan or interpretation of any of them the question shall be referred to the arbitration of the Selling Agents, whose decision acting as expert shall be final. The Buyer shall be deemed to have full knowledge of all boundaries and neither the Seller nor the Selling Agents will be responsible for defining the boundaries or the ownership thereof.

Anti-Money Laundering

In accordance with the most recent Anti-Money Laundering legislation, a Buyer will be required to provide proof of identity and address to the Sellers' Agents once an offer is submitted and prior to Solicitors being instructed.

SELLING AGENT

Brown & Co LLP Market: Chambers, 25-26 Tuesday Market Place, King's Lynn, PE30 1JJ.



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