



NEWSON & BUCK

ESTATE AGENTS



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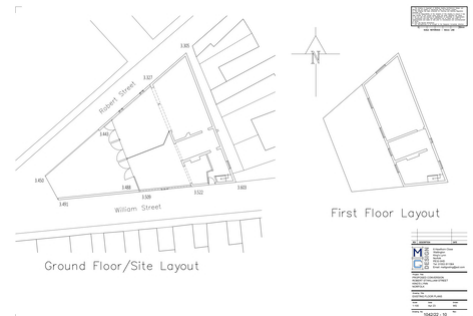
Guanock Fields
William Street
King's Lynn
PE30 5QW

£150,000

Newson and Buck are delighted to present an exciting development opportunity within King's Lynn Town Centre. The local planning authority has granted full planning permission (24/00892/F) for the conversion of the existing dwelling which dates back to early 1880 into two self-contained, two-bedroom homes. The current property, which is a detached structure, will be reconfigured to accommodate the new layout while maintaining its overall external appearance to harmonize with the surrounding area. Each of the two new dwellings will feature an open-plan kitchen living area, two bedrooms, and a family bathroom. The proposed development includes separate entrances for both dwellings, ensuring privacy for future occupants, along with allocated parking spaces.

- Development Opportunity
- Town Centre Location
- Two Bedroom Semi Detached House x 2
- Parking
- Open Plan Ground Floor

The property is located within walking distance of local schools and within one mile from Kings Lynn which offers a wide variety of shopping and recreational facilities and a main line rail link into Cambridge and London Kings Cross.



NEW FINISHED FLOOR LEVEL TO BE
 FLOOT 1 - 3.30m aOD
 FLOOT 2 - 3.30m aOD
 SITE LEVELS TO REMAIN THE SAME.

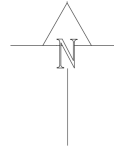
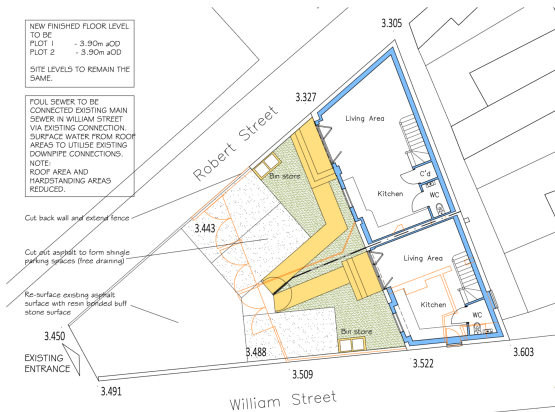
FOUL SEWER TO BE CONNECTED EXISTING MAIN SEWER IN WILLIAM STREET VIA EXISTING CONNECTION. SURFACE WATER FROM ROOF AREAS TO UTILISE EXISTING DOWNPIPE CONNECTIONS. NOTE: ROOF AREA AND HARDSTANDING AREAS REDUCED.

Cut back wall and external fence

Cut pit angles to form single parking spaces (frost draining)

Re-surface existing asphalt surface with resin bonded buff stone surface

3.450
 EXISTING ENTRANCE



First Floor Layout



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