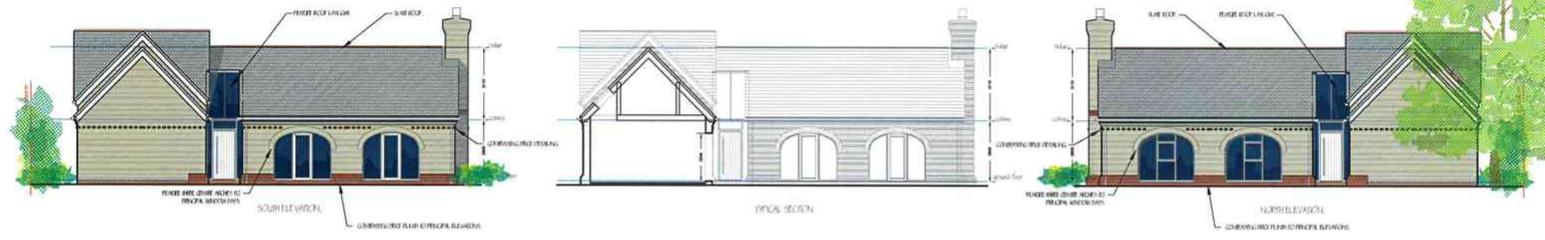


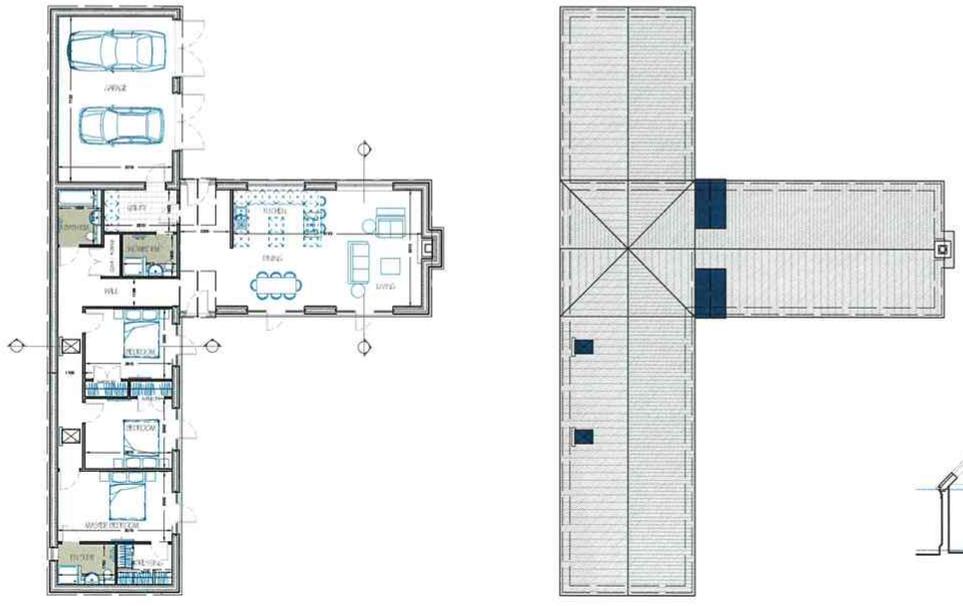
PROPOSED NEW RESIDENTIAL DWELLING  
 CASTLE RISING ROAD, SOUTH WOOTTON, KINGS LYNN



ELEVATIONS & SECTIONS  
 Scale Bar 1:100



TYPICAL SECTIONS  
 Scale Bar 1:100



GROUND FLOOR LAYOUT & ROOF PLAN  
 Scale Bar 1:100

NOTE:  
 EXISTING AND PROPOSED SITE LEVELS TO REMAIN THE SAME.

- GENERAL PROJECT NOTES**
- All materials & products specified are to be installed in complete accordance with manufacturers details, full instructions & recommendations.
  - All works carried out are to comply with current British Standards, Codes of Practice, Agreements, Certificates & current building regulations.
  - Alternative materials to those specified may be used by the contractor however it is the responsibility of the contractor to ensure that the replacement materials comply with current British Standards, building regulations and are suitable for the proposed use.
  - Any conflicting information is to be confirmed prior to commencement of the works, no responsibility can be accepted for dimensions, layout, form, cladding and building regulations are expected to check all dimensions and details prior to commencement of the works on site.
  - No responsibility can be taken for any works commenced on site prior to the approval of the planning and building regulations being granted. Any works therefore carried out are undertaken entirely at the contractor's / client's risk.
  - Any elements within an existing structure which will be subject to additional loading by the proposals are to be checked for suitability prior to commencement of the works.
  - All works adjacent to a site boundary or within 3m of a party wall must not be commenced without the neighbour being informed in writing & the relevant permissions obtained under the Party Wall Act 1996.
  - The main contractor is responsible for the design, installation and maintenance of any temporary works deemed necessary to ensure the stability of the existing structure throughout the duration the works.
  - No variation to the design indicated on the project drawings are to be carried out without written approval from architect DESIGN UX, Ltd and approval from the relevant planning authority and building regulations approval where applicable.
  - Any existing underground drainage shown or implied is assumed and must be verified by testing and careful site excavation by the contractor before works commence.

MR. M. STOVES  
 PROPOSED NEW RESIDENTIAL DWELLING  
 PROPOSED ELEVATIONS, PLANS & SECTIONS  
 23/10/24 (GA) 1001 A  
 BELTON DUFFEY ARCHITECTS

Building Plot at Castle Rising Road, South Wootton  
 Offers Over £250,000



## BUILDING PLOT AT CASTLE RISING ROAD, SOUTH WOOTTON, NORFOLK, PE30 3JA

A rare opportunity to acquire a building plot with planning permission for an attractive, single storey residence with open-plan kitchen/living/dining room and double garage, in this sought after location.

### DESCRIPTION

A rare opportunity to acquire a building plot with planning permission for an attractive, single storey residence with open-plan kitchen/living/dining room and double garage, in this sought after location.

Full Planning Permission was granted on 21st March ref:23/02055/ for a new residential dwelling with a new vehicular access.

The plot measures approximately 30m x 22m (subject to survey) and the dwelling measures approximately 2,000 sq ft.

The accommodation to comprise hallway, open plan kitchen/living/dining room, utility room, 3 bedrooms (1 en-suite) with dressing room, utility room, bathroom and shower room.

There is also an attached integral double garage.

Please note: The purchaser will be required to erect a fence along the driveway and the boundary between the plot and The Birches (No.65).

### SITUATION

South Wootton is perhaps one of the most sought after residential areas in West Norfolk, being well known for it's schools (K.E.S catchment area), shops, recreational facilities and activities including the nearby golf course on Castle Rising Road and rugby fields at North Wootton, close to G.P. Surgery at North Wootton and with close access to King's Lynn with it's full range of shopping and banking facilities and main line train to London's King Cross. The North Norfolk Coast is a short distance drive and is an area of outstanding natural beauty. South Wootton is also close to the Royal Sandringham Estate where the public have access to walk over the wooded estate.

### DIRECTIONS

From King's Lynn town centre proceed out of town on the Northern Bypass (Edward Benefer Way) into Low Road, South Wootton. Continue along taking the third left hand turning at the traffic lights into Castle Rising Road. Proceed along and the property can be seen on the left hand side.





## **OTHER INFORMATION**

EPC - N/A

No services connected at present, but mains water, electricity, gas and drainage are in the vicinity but the Agents recommend any prospective purchasers should contact the appropriate local authorities with regard to services.

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.

PROPOSED NEW RESIDENTIAL DWELLING  
CASTLE RISING ROAD, SOUTH WOOTTON, KINGS LYNN



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**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

