



**Barn adjacent to 48 Gaultree Square, Emneth
Guide Price £40,000**

BELTON DUFFEY



BARN ADJACENT TO 48 GAULTREE SQUARE, EMNETH, NORFOLK, PE14 8DD

A detached barn in a village location with potential for a variety of uses or conversion to residential (subject to planning permission and building regulations).

DESCRIPTION

A detached barn in a village location with potential for a variety of uses or conversion to residential (subject to planning permission and building regulations).

The property is built of brick walls under a pantile roof measuring approximately 22ft (6.7m)x 16.5ft (5m). The plot measures approximately 48ft (14.63m) in length x 32 ft (9.75m).

SITUATION

The village of Emneth is located approximately 2 miles from Wisbech, 12 miles from King's Lynn and 10 miles from Downham Market. Village amenities include Church of St Edmunds, Primary School, public house, convenience store, post office, hairdresser and Community Hall hosting a wide variety of village activities. The nearby towns of Wisbech, Downham Market and King's Lynn offer a variety of shops, weekly markets, supermarkets, places to eat and further education colleges. Downham Market and King's Lynn offer direct Mainline services to London Kings Cross and Cambridge. Downham Market to Cambridge journey times by rail 35 minutes and March for the East Coast Mainline services to Peterborough.

DIRECTIONS

From King's Lynn take the A47 towards Wisbech. At the end of the dual carriageway and at the Starbucks roundabout take the 2nd exit towards Peterborough. At the Elm Hall roundabout take the A1101 to Downham Market and turn left into Church Road, continue to the end of Church Road bearing right into Gaultree Square. The property is situated to the right hand side of No. 48.

OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn,
PE30 1EX.

Council Tax Band - N/A.

EPC - N/A.

No heating.

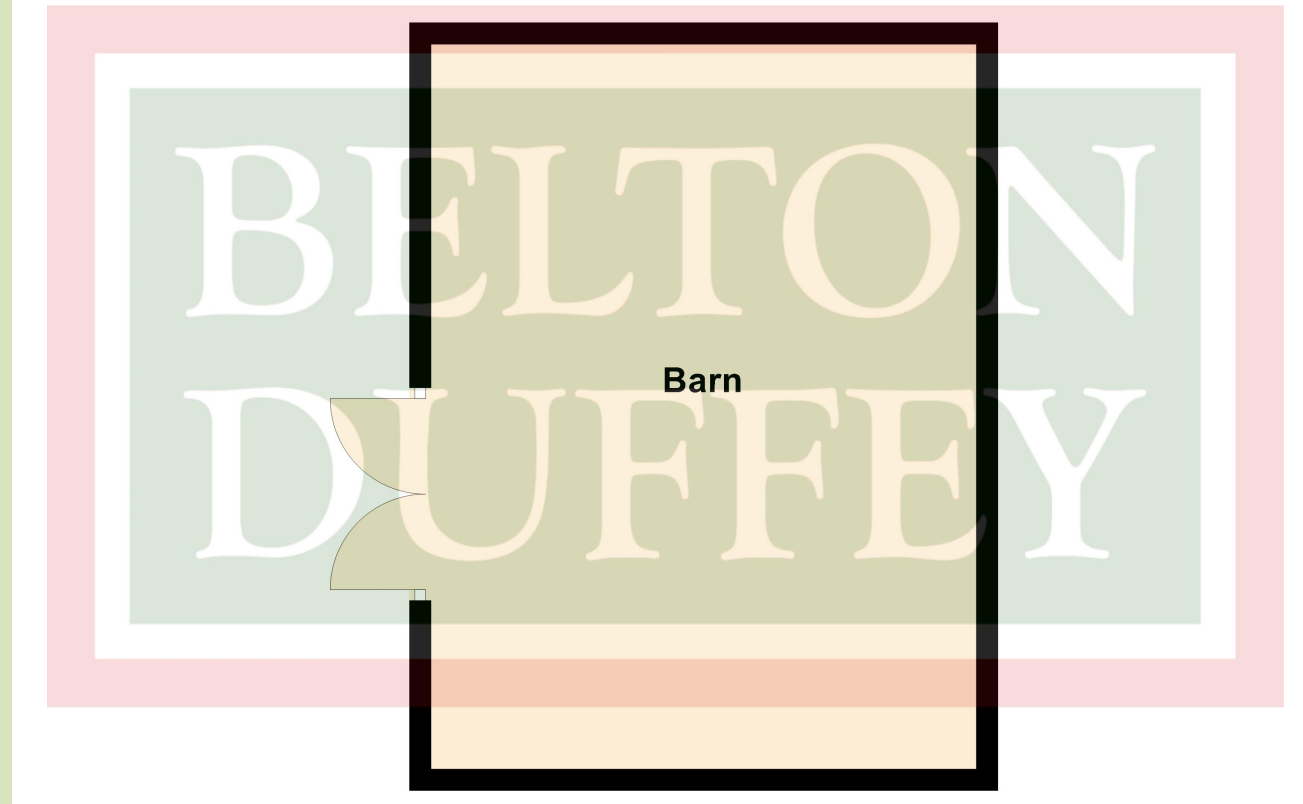
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.

Ground Floor



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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.

