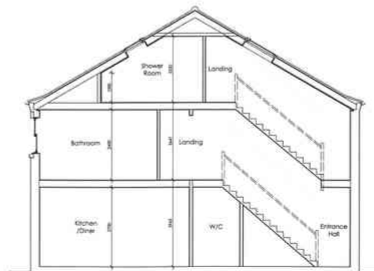
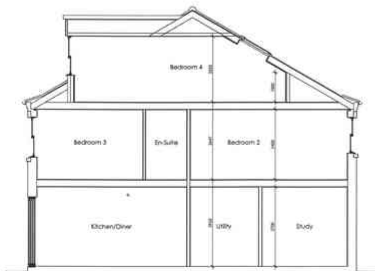
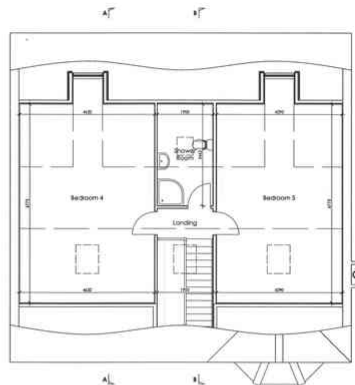
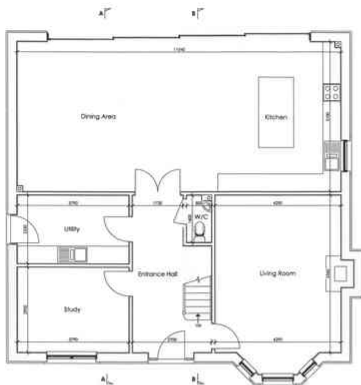




Building Plot, Adj The Limes Church Lane, South Wootton
Guide Price £229,950

BELTON DUFFEY



Level 8000
Site levels to remain unchanged.

<p>1. The layout of this plan is for general information only.</p> <p>2. The dimensions shown on this plan are for general information only.</p> <p>3. The dimensions shown on this plan are for general information only.</p>	<p>Project Proposed Dwelling at 8 Church Lane South Wootton King's Lynn</p> <p>Issued For Proposed Plans and Sections DIMENSION ISSUE</p> <p>Scale 1:50 @ A1</p> <p>Date September 2021</p> <p>Drawn AW</p> <p>Drawing No. 2130-20A</p>
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IAN · H · BIX
& Associates
ARCHITECTURAL AND
BUILDING CONSULTANTS
ROBERTS COURT, WATERLOO ROAD, KING'S LYNN
TEL: 01553 844117 FAX: 01553 844175

BUILDING PLOT, ADJ THE LIMES CHURCH LANE, SOUTH WOOTTON, NORFOLK, PE30 3LJ

A rare opportunity to acquire a building plot with planning permission for a 5 bedroom, 4 bathroom, 3 storey property situated in a sought after location

DESCRIPTION

A rare opportunity to acquire a building plot with planning permission for a 5 bedroom, 4 bathroom property of approximately 3250 sq ft over 3 floors, situated in this popular and convenient location. Planning permission was granted on 16 March 2022 reference 21/02210/F.

The proposed accommodation comprises spacious entrance hall, sitting room, open-plan kitchen/dining room, utility, study and cloakroom to the ground floor, first floor 3 bedrooms, the master having en-suite and dressing room, a further en-suite and a family bathroom, second floor 2 further bedrooms and a shower room.

Outside will be garden and parking areas.

Building plots in South Wootton rarely come on to the market in this highly sought after location and therefore, an early inspection is strongly recommended.

The plot has full building regulations under existing legislation if the build is started before 23rd June 2023.

SITUATION

South Wootton lies on the outskirts of King's Lynn and locally is considered to be one of the most popular areas being close to the town centre, various industrial estates, local shops, schools, regular bus service and social amenities. Within a short distance is the golf course at Castle Rising. The North Norfolk coast, an area of outstanding natural beauty, is to the North and the larger town of King's Lynn with its port and medieval centre is nearby. Cambridge and Norwich cities are also within easy motoring distance.

PROPOSED ACCOMMODATION

ENTRANCE HALL

5.36m X 2.70m max, narrowing to 1.72m (17' 7" X 8' 10" narrowing to 5' 8")

SITTING ROOM

5.36m x 4.29m (17' 7" x 14' 1")

OPEN-PLAN KITCHEN/DINING ROOM

11.04m x 5.10m (36' 3" x 16' 9")

UTILITY

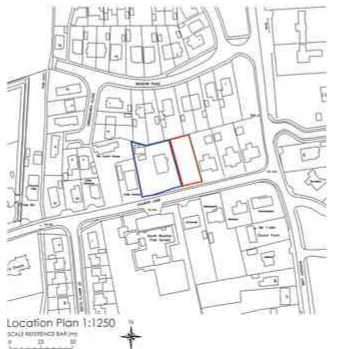
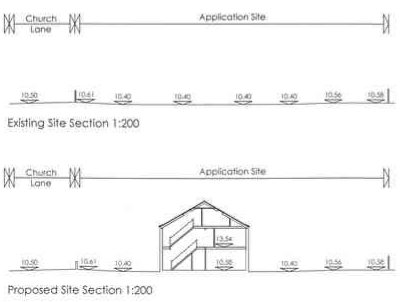
3.79m x 2.33m (12' 5" x 7' 8")

STUDY

3.79m x 2.90m (12' 5" x 9' 6")

CLOAKROOM

1.60m x 0.85m (5' 3" x 2' 9")



<p>Notes:</p> <ol style="list-style-type: none"> The contents of this drawing is the property of Ian H. Bix Ltd. (I.H.B.) The information on this drawing is for planning purposes only. It is not intended to be used for any other purpose without the written consent of Ian H. Bix Ltd. 		<p>Project: Proposed Dwelling at 8 Church Lane South Wootton King's Lynn</p>												
<p>Revisions:</p> <table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> <tr> <td>1</td> <td>25.10.2021</td> <td>Final version submitted with planning application</td> </tr> <tr> <td>2</td> <td>25.11.2021</td> <td>Final version submitted</td> </tr> <tr> <td>3</td> <td>17.02.2022</td> <td>Revised version submitted to the Planning Department of King's Lynn Council. Revised and Final Elevation and Site Plan submitted.</td> </tr> </table>		No.	Date	Description	1	25.10.2021	Final version submitted with planning application	2	25.11.2021	Final version submitted	3	17.02.2022	Revised version submitted to the Planning Department of King's Lynn Council. Revised and Final Elevation and Site Plan submitted.	<p>Drawn by: Proposed Elevations, Site Plan Site Sections, Street Elevation and Location Plan</p>
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<p>IAN · H · BIX & Associates M · C · I · A · T ARCHITECTURAL AND BUILDING CONSULTANTS</p> <p>SHARPER HOUSE, LEETS WAY, ROSS WITCH WIMBORNE, DORSET, BH20 9JG</p> <p>TEL: 01202 844077 FAX: 01202 844078</p>		<p>Date: 11/10/2020 x 11/25/20</p> <p>Site: September 2021</p> <p>Drawn: AW</p> <p>Drawing No: 2130-21D</p>												

FIRST FLOOR LANDING

6.49m x 2.70m (21' 4" x 8' 10")

BEDROOM 1

5.36m x 4.29m (17' 7" x 14' 1")

DRESSING ROOM

3.24m x 2.3m (10' 8" x 7' 7")

EN-SUITE 1

3.24m x 2.7m (10' 8" x 8' 10")

BEDROOM 2

5.36m x 3.79m (17' 7" x 12' 5")

EN-SUITE 2

3.79m x 1.40m (12' 5" x 4' 7")

BEDROOM 3

4.94m x 4.0m max into door recess, narrowing to 3.60m (16' 2" x 13' 1" max into door recess, narrowing to 11' 10")

BATHROOM

4.0m x 2.65m (13' 1" x 8' 8")

SECOND FLOOR LANDING

BEDROOM 4

6.77m x 4.62m (22' 3" x 15' 2")

BEDROOM 5

6.77m x 4.29m (22' 3" x 14' 1")

SHOWER ROOM

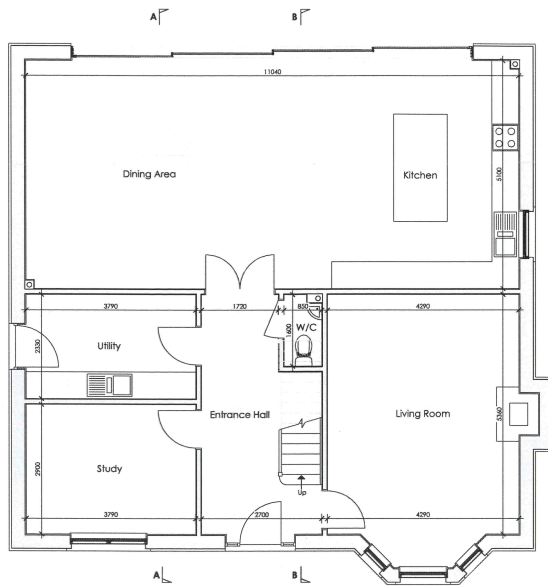
3.46m x 1.90m (11' 4" x 6' 3")

OUTSIDE

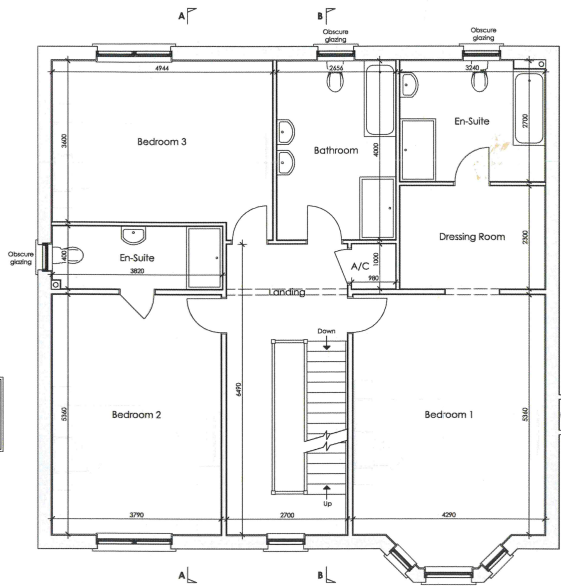
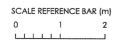
Garden and parking areas.

DIRECTIONS

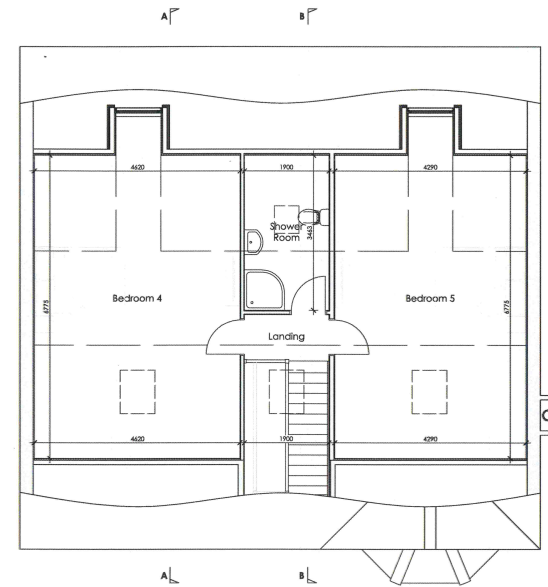
From King's Lynn town centre, proceed out of town on the Northern Bypass (Edward Benefer Road) passing the VW and Audi Showrooms on your right and take the first turning left into Hall Lane. Proceed along Hall Lane past the primary school on the left and follow the road round to right into Church Lane. Proceed down here and the plot will be seen on the left hand side.



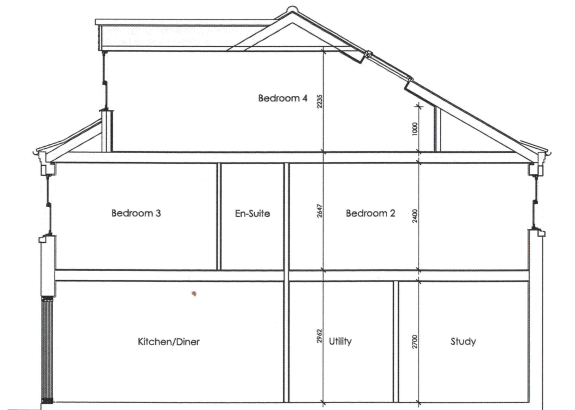
Ground Floor Plan 1:50



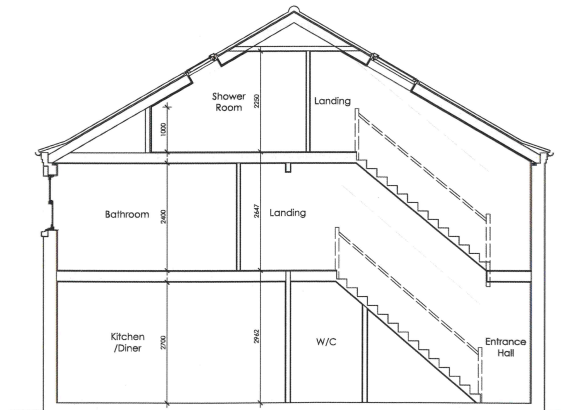
First Floor Plan



Second Floor Plan



Section A-A



Section B-B

<p>Notes</p> <p>1. The copyright of this drawing is the property of IAN H. BIX M.C.I.A.T., and must not be copied without his consent.</p> <p>2. No measurements to be taken off the plan, but measurements to be checked on site by the Contractor prior to commencement of work, and any discrepancies brought to the attention of the Designer.</p>		<p>Project</p> <p>Proposed Dwelling at 8 Church Lane South Wootton King's Lynn</p>
<p>Revisions</p> <p>A 14.02.2022 Final floor ceiling height and roof pitch amended following Planning Comments to reduce dwelling overall height.</p>		
<p>IAN · H · BIX & Associates M.C.I.A.T. ARCHITECTURAL AND BUILDING CONSULTANTS SANDPiper HOUSE, LEETE WAY, WEST WINCH KING'S LYNN, NORFOLK PE33 9ST. TEL: 01553 844077 FAX: 01553 844078</p>		<p>Drawing Title</p> <p>Proposed Plans and Sections DIMENSION ISSUE</p>
<p>Level Notes</p> <p>Site levels to remain unchanged.</p>		<p>Scale 1:50 @ A1</p> <p>Date September 2021</p> <p>Drawn AW</p>
		<p>Drawing No.</p> <p>2130-20A</p>

OTHER INFORMATION

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.

EPC - N/A

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

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