

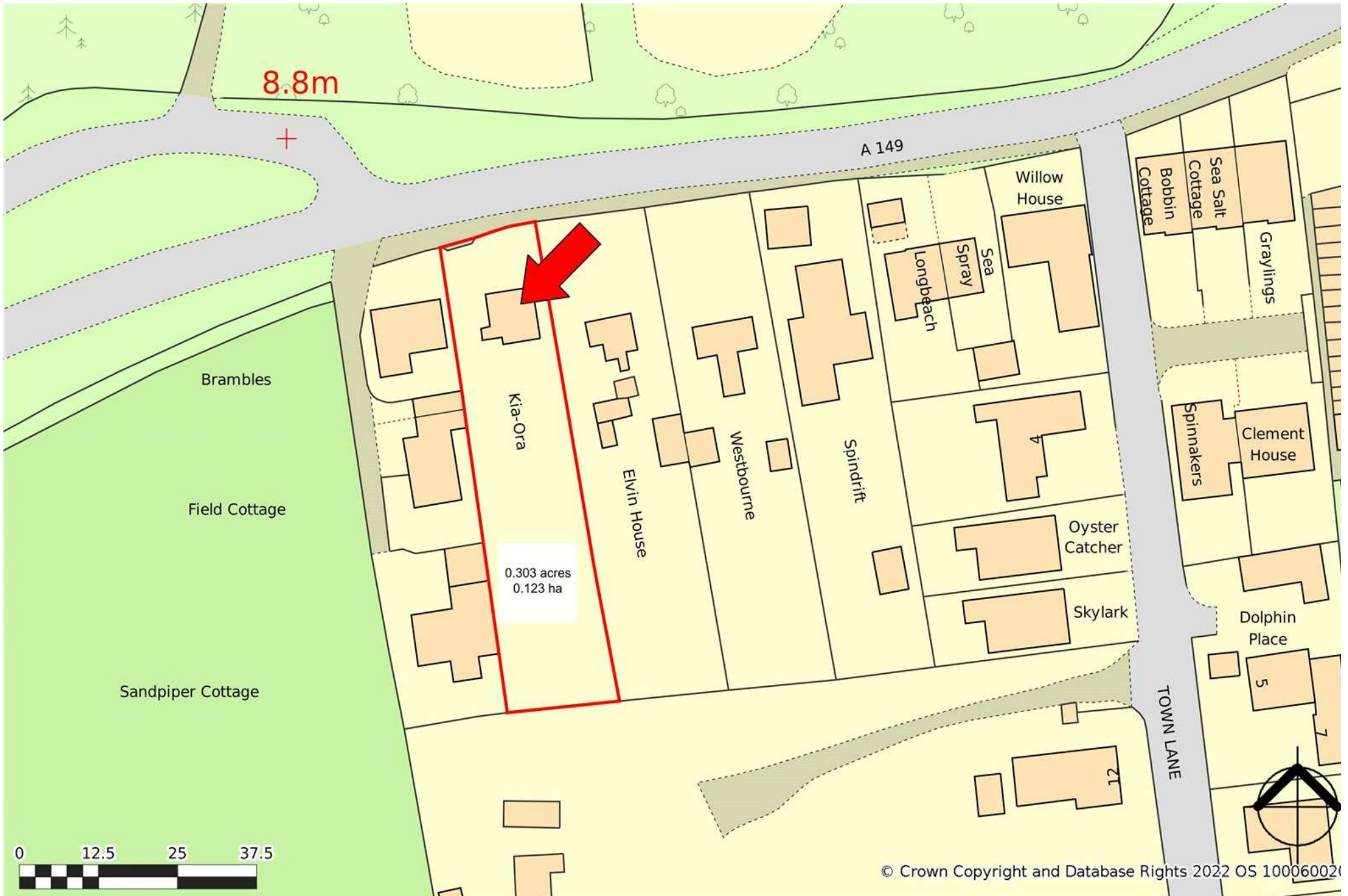


KIA-ORA SITE FOR SALE

MAIN ROAD, BRANCASTER STAITHE, KING'S LYNN, NORFOLK, PE31 8BP

Offers Over: £900,000

JACKSON-STOPS 



KIA-ORA

MAIN ROAD, BRANCASTER STAITHE, KING'S LYNN, NORFOLK, PE31 8BP

A RARE OPPORTUNITY TO ACQUIRE THIS 0.3 ACRE (STMS) SITE WITH AN EXISTING SMALL PROPERTY, BELIEVED TO BE UNINHABITABLE. NO PLANNING PERMISSIONS HAVE BEEN SOUGHT. LOCATED AT THE WEST EDGE OF THE HIGHLY POPULAR COASTAL VILLAGE OF BRANCASTER STAITHE AND WITHIN EASY WALKING DISTANCE OF THE HARBOUR.



DESCRIPTION

- Wooden clad bungalow potentially with asbestos (uninhabitable)
- South facing garden
- Rectangular plot in all 0.303 acres (stms)
- There is a Brancaster Staithe neighbourhood plan which can be seen on KLWN planning

DRIVING DISTANCES (approx.)

- Burnham Market 3 miles
- Brancaster 1.5 miles
- Wells-next-the-Sea 8 miles
- Kings Lynn (mainline via Cambridge to London Kings Cross) 24 miles

SITUATION

Brancaster Staithe is a highly sought-after village on the North Norfolk coast, an Area of Outstanding Natural Beauty renowned for its beautiful beaches, coastal walks, bird reserves and sailing.

The village has a natural harbour with picturesque tidal creeks leading out to Scolt Head Island Nature Reserve and a thriving sailing club. Amenities include 2 popular local pub/restaurants, a fishmonger and the garage and range of shops at Dalegate Market.

The neighbouring village of Brancaster is home to the Royal West Norfolk Golf Club and miles of beautiful sandy beach.

More comprehensive facilities can be found just 3 miles to the south at Burnham Market, widely regarded as one of the finest villages in Norfolk, with a charming and eclectic range of independent shops, including boutiques, gift shops, art galleries, a fishmonger, butcher, delicatessen, wine merchant and post office.

The village also benefits from doctor and dentist surgeries, a primary school, tennis courts, garage, a parish church and several coffee shops. With the Hoste Arms and other well-established hotels and restaurants sitting comfortably alongside exciting new venues such as Socius and No. Twenty 9.

LOCAL AUTHORITY

Kings Lynn and West Norfolk Band B

SERVICES

Mains electricity, water and drainage

DIRECTIONS

On the A149 coastal road coming from the centre of Brancaster Staithe proceed through the village towards Brancaster and the property can be found on your left-hand side just before you leave the village, as indicated by the For Sale Board, please park in the layby on the opposite site of the road.





IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.

2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.

3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.

4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.

5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

7. Note to potential purchasers who intend to view the property; we would politely ask you discuss with our staff if there is any point of particular importance to you, before you make arrangements to visit or plan a viewing appointment.

8. Viewings are strictly by prior appointment.





BURNHAM MARKET

01328 801 333

burnhammarket@jackson-stops.co.uk
jackson-stops.co.uk

JACKSON-STOPS

