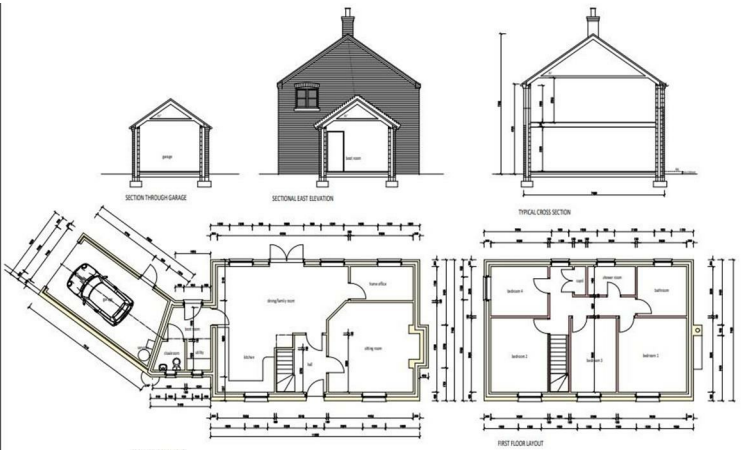


Thornham Road

Methwold, IP26

Offers over £110,000



PROPOSED DWELLING AND GARAGE AT 5 THORNHAM ROAD METHWOLD IP26 4PH

MIKE HASTINGS Building Design
58 Skara Road, Denver,
Dorsetshire IP26 4PH
Methwold IP26 4PH
Tel: 01263 388725
e-mail: m.hastings@kathastings.co.uk

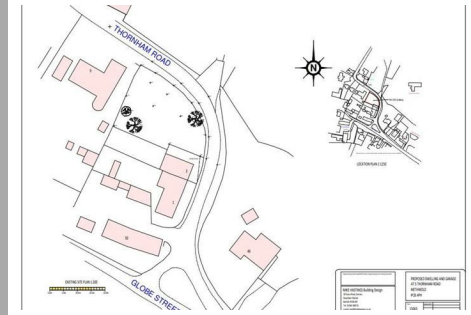
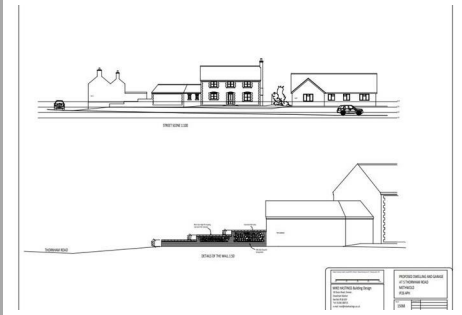
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Description

EXCITING OPPORTUNITY to acquire a RESIDENTIAL BUILDING PLOT within the Norfolk village of Methwold!

This particular plot has PLANNING PERMISSION GRANTED for construction of one self-build dwelling and garage under ref. 25/01732/F at Kings Lynn & West Norfolk Council.

Downstairs, the property plans comprise a welcoming entrance hall, lounge and home office in addition to a modern open plan kitchen/ dining/ family room. The plans also include a utility room, boot room and W.C.

Stairs will lead to the first floor landing which is to include a storage cupboard, plus four bedrooms, a family bathroom and a shower room.

The property plans also include a garage and driveway.

Further information and conditions of permission can be found on the King's Lynn & West Norfolk planning portal.

The village of Methwold is located approx 7 miles from Brandon, 15 miles from Thetford and 12 miles from Downham Market which benefits from a train station to Ely, Cambridge and London Kings Cross.

Anti-money Laundering (AML) and Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note

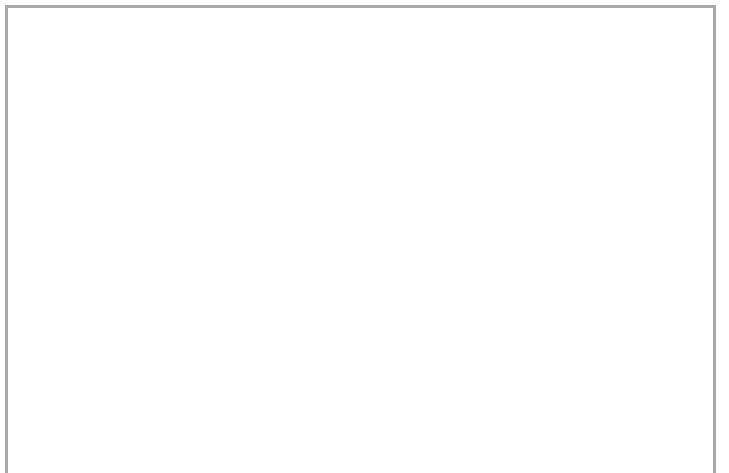
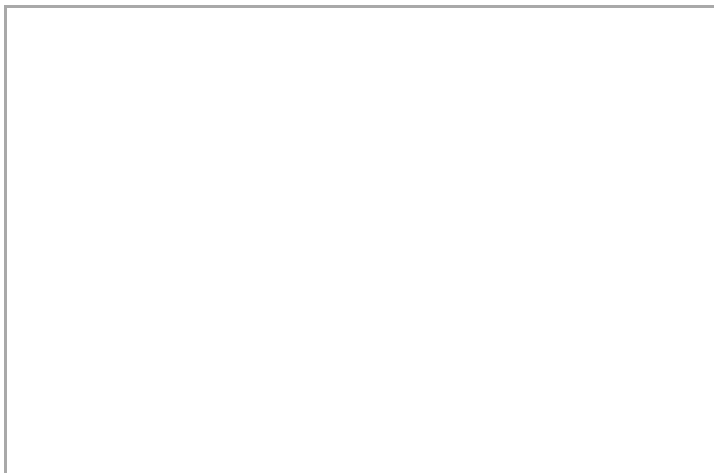
This building plot is located within a designated conservation area. Please contact the office for further details.

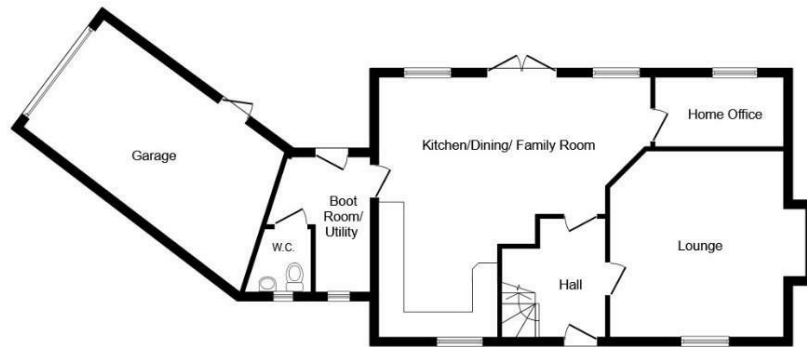
Interested parties will need to make their own enquiries with regards to the exact location and suitability of services and their connections.

Molyneux Estate Agents intend to make our particulars as accurate as possible, however measurements and statements are provided as a general guidance, they are not factual and should not be relied upon.

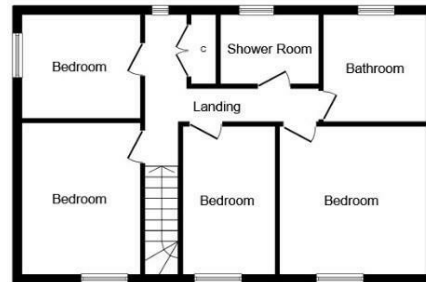
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

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