

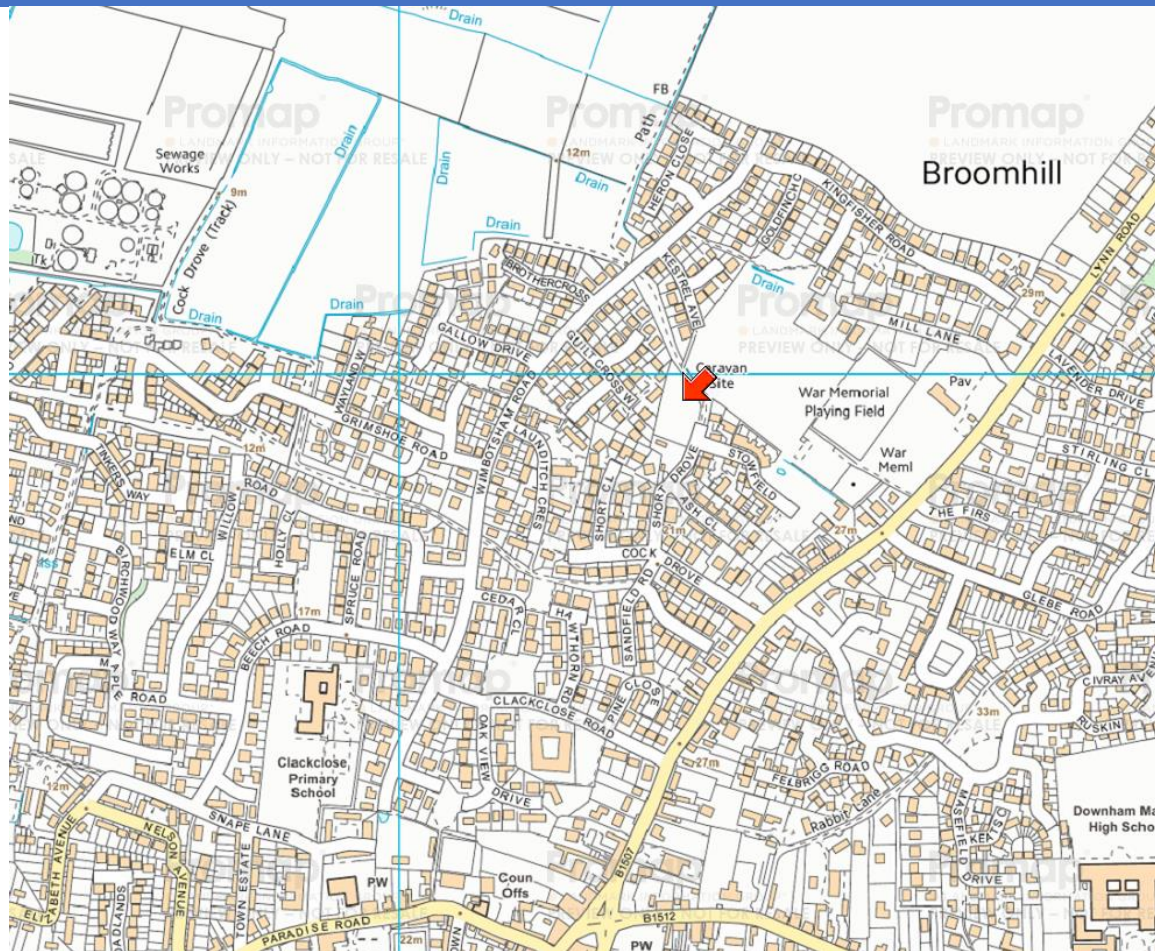
RESIDENTIAL DEVELOPMENT OPPORTUNITY

- ✘ Site area circa 0.61 acres (0.24 ha)
- ✘ Existing road frontage access
- ✘ Brownfield site previously a static caravan site
- ✘ Considered suitable for residential use subject to planning
- ✘ Central location overlooking playing fields
- ✘ Located within a good residential estate.

ELLAS PLACE, SHORT DROVE, DOWNHAM MARKET, NORFOLK, PE38 9PU

 **BARRY L HAWKINS**
Independent Auctioneer and Land Agent

ELLAS PLACE DOWNHAM MARKET



RESIDENTIAL DEVELOPMENT OPPORTUNITY

- ✘ The site is conveniently placed for access to the towns many amenities and rail station, which provides direct links to London, Cambridge, kings Lynn and beyond.
- ✘ It is a brownfield site that was used as a static caravan site which are now cleared with a large hedge to the north.
- ✘ The site is owned freehold and offers are invited for the freehold interest with vacant possession.
- ✘ Planning the purchasers are to make their own enquiries with the local authority Borough council of King's Lynn & West Norfolk Tel: 01553 616200

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Any area, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Barry L Hawkins have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.