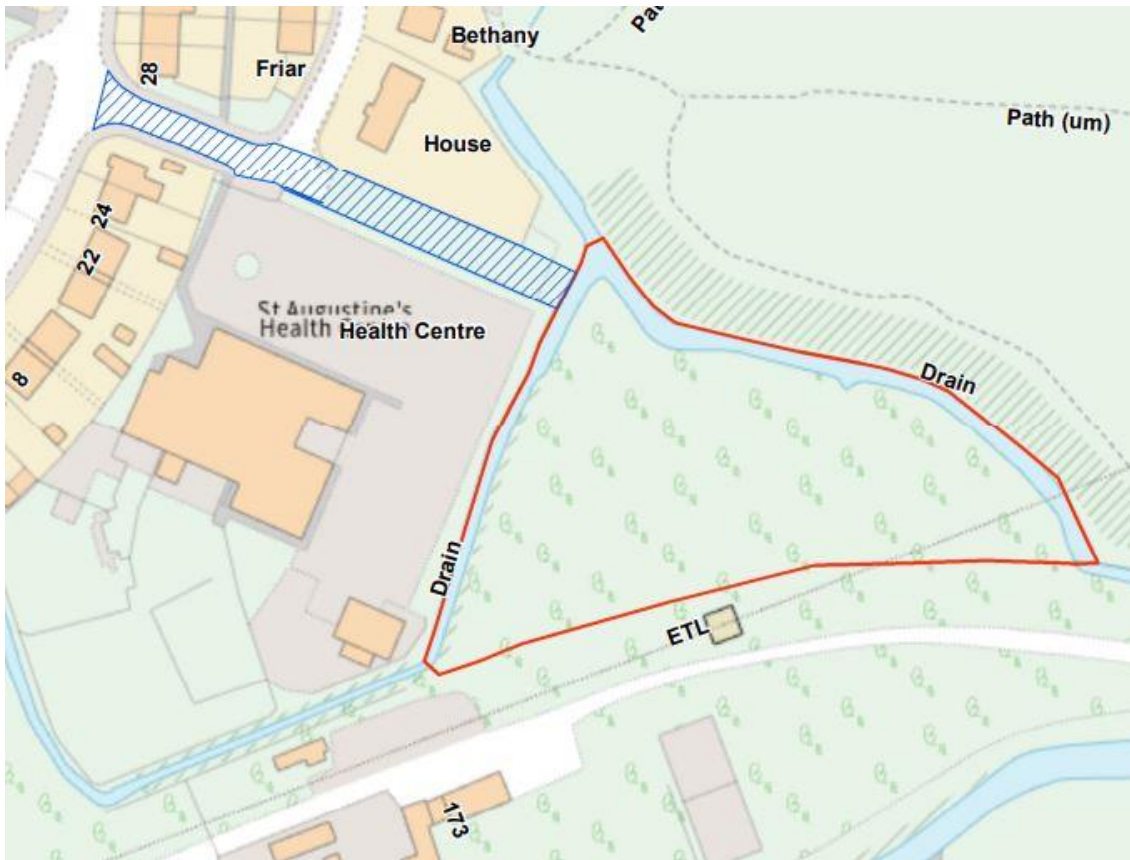




### Land to the East of Columbia Way, King's Lynn



© Crown copyright and database rights 2023 Ordnance Survey 100024314

- Approximately 1.31 Acres
- Within King's Lynn Development Boundary
- Currently Grassed Scrub Land
- Rare Opportunity to Purchase with No Overage / Clawback

**LOCATION:**

The land is situated in the heart of King's Lynn off Columbia Way and Loke Road between St Augustine's Centre and Loke Road Timber. The land is relatively secluded and private despite being within a busy area of King's Lynn with a vast range of amenities.

**DESCRIPTION:**

The land is approximately 1.31 acres and is a triangular shaped parcel of scrub land. It is situated within the King's Lynn development boundary which provides an opportunity for alternative uses subject to the necessary planning consents. All drains and ditches within the sale plan are to be included within the sale.

Prospective purchasers are requested to make their own investigations and enquiries as to the availability of services and confirmation of boundaries.

The land does not benefit from any access rights over the track adjacent to the Air Training Corp building. As part of the sale, alternative access shall be granted over the land shaded blue subject to agreement on repair and maintenance. Vendor will reserve access rights over this to access any of their adjoining land.

Land is to be sold with no overage or clawback.

**METHOD OF SALE:**

The method of sale shall be private treaty, with the land being offered for sale freehold with vacant possession upon completion. In the event of substantial interest, the vendor may conclude the sale via an informal tender whereby best and final offers will be invited.

**PRICE:**

**£110,000 (One Hundred and Ten Thousand)**

**VIEWING AND FURTHER INFORMATION:**

Please do not view the site without arranging an appointment with the Vendor. Ditches and drains are unfenced.

Tel. No: (01553) 616266

Email: [propertyenquiries@west-norfolk.gov.uk](mailto:propertyenquiries@west-norfolk.gov.uk)

The Borough Council of King's Lynn and West Norfolk being Vendor or Lessor of this property give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise to confirm the correctness of each of them.
3. No person in the employment of the Borough Council of King's Lynn and West Norfolk's Property Section has any authority to make or give any representation or warranty whatever in relation to this property.