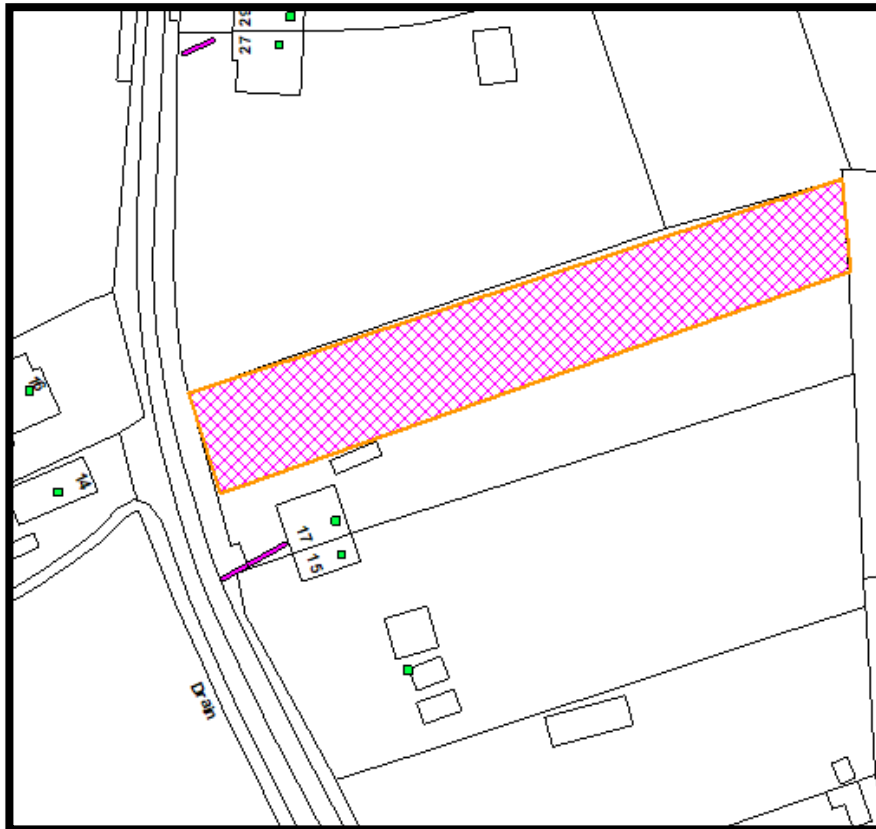


# Property Services



## For Sale



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## Land at Wildfields Road, Clenchwarton

- Approx 0.55 acres
- Amenity land use only.
- Offers in the region of £25,000.

Tel: 01553 616266 Email: [propertyenquiries@west-norfolk.gov.uk](mailto:propertyenquiries@west-norfolk.gov.uk)

The Property Services Section for themselves and for the Borough Council of King's Lynn and West Norfolk being Vendor or Lessor of this property, whose agents they are, give notice that:

- 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;
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- No person in the employment of the Borough Council of King's Lynn and West Norfolk's Property Services Section has any authority to make or give any representation or warranty whatever in relation to this property.

Borough Council of  
**King's Lynn &  
West Norfolk**



<b>LOCATION:</b>	A rectangular plot situated adjacent to (North)17 Wildfields Road, Clenchwarton, PE34 4DE
<b>DESCRIPTION:</b>	<p>This is an opportunity to acquire amenity land in the village of Clenchwarton, King's Lynn.</p> <p>The plot extends to approximately 0.55 acres and is bordered by trees.</p> <p>There is no access to the land through neighbouring property.</p>
<b>PLANNING:</b>	The Purchaser is to observe and comply with all planning Acts and be responsible for obtaining any necessary statutory consents relating to the Purchasers occupation of the site/building. The Purchaser shall use the land in such a manner as to cause no nuisance or annoyance to the Vendor and adjoining owners or occupiers of nearby properties.
<b>TERMS:</b>	The plot is offered for sale, freehold, with vacant possession upon completion. An overage provision will be included within the contract of sale which will apply if the land is used for any alternative use to the current use as garden land.
<b>GUIDE PRICE:</b>	<b>Offers in the region of £25,000</b>
<b>VIEWING:</b>	<p>For further information, please contact:</p> <p>Property Services</p> <p>Tel. No: (01553) 616266</p> <p>Email: <a href="mailto:propertyenquiries@west-norfolk.gov.uk">propertyenquiries@west-norfolk.gov.uk</a></p>