



DIRECTIONS

Follow postcode: PE30 1EJ

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC
			

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



33-39 Tower Street King's Lynn Norfolk PE30 1EJ

**King's Lynn Town Centre
Development Opportunity**

King's Lynn **£465,000 Freehold**



Brittons Estate Agents are delighted to offer this rare town centre development opportunity. This iconic and enviably located building has been granted FULL planning permission to extend and convert into 14 Apartments. (Ref: 20/01436/FM) The permission can be viewed on the Borough Council of King's Lynn and West Norfolk's website, along with the Planning Documentation.

Located within the historic and well serviced town center of King's Lynn - very few development sites offer the amenities and transport links as this one. King's Lynn, with its quaint, winding streets, provides a host of both independent and big brand shops, pubs and restaurants all of which are within minutes walking distance to this site. Mainline train services to Ely, Cambridge and London King's Cross are also available hourly (minimum) from King's Lynn train station which is approx 5 minutes walk away.

The Property is available Freehold with Vacant Possession on Completion. For sale by Private Treaty as a whole. All enquiries to be made directly to Melanie Britton.



