



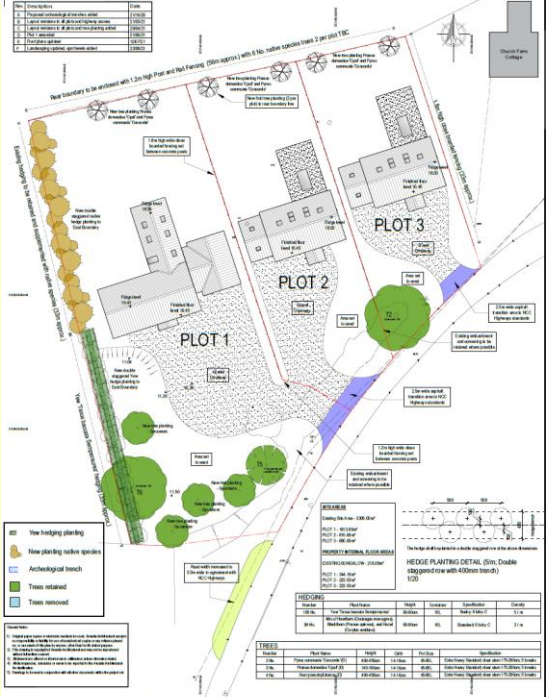
## Back Road | Pentney | King's Lynn

**PLOT 2**  
 "PRELIMINARY DETAILS"  
 SUBJECT TO FINAL BUILD & SPECIFICATION  
 Floor Area approx 2820 sq ft inc garage

**An exclusive new build of 3 detached 4/5 bedroom houses over three floors with open plan ground floor layout.**  
**Set in a quintessential Norfolk village lane, next to the church and backing onto fields providing panoramic views.**  
**To be finished to a high specification including air source heat pumps with underfloor heating to the ground floor.**

*ESTIMATED COMPLETION - SEPTEMBER 2022*  
**Purchase Price £615,000**

Folio: B/502ts



	SITE FOR CONSTRUCTION OF 3 DWELLINGS BACK ROAD PENTNEY KING'S LYNN PLOT 2	PLANNING APPLICATION SITE PLAN AS PROPOSED Date: 10/08/2021 Drawing No: 612 - SP01	Page No: A2 Rev: F
	Project:	Date:	Scale:
	Client:	Author:	Check:
	Status:	Date:	Scale:

- Entrance Hall
- Kitchen / Dayroom
- Garden Room
- Dining Room / Study
- Utility & Downstairs WC



- 4 Bedrooms with Ensuite to Master
- Attic Room / Bedroom 5
- New Build - High Specification
- Air Source Heat Pump - Underfloor Heating to GF
- 10 Year Warranty

**Pentney** is a moderate sized village conveniently located off the A47 in West Norfolk. This location offers residents rural living and access to the surrounding Norfolk countryside whilst still being within a 20 minute drive of a range of amenities provided in the nearby towns of King's Lynn & Swaffham including supermarkets, restaurants and smaller independent retailers with the nearest primary school being in the neighbouring village of Narborough, a 5 minute drive away. King's Lynn town also benefits from a mainline railway with direct links to London Kings Cross via the cities of Ely & Cambridge.

**Plot 2** is part of a new development of 3 detached, executive residences which are to be built on the site of a former bungalow next to the village church and backing onto fields. Completion of the property is estimated for September 2022.

**Oak doors, skirtings & architrave throughout**

**Painted staircase with oak handrail**

**Tiled floors to entrance hall, kitchen, utility and bathrooms / ensuite**

**Carpets to all other rooms**

**White sanitary ware throughout**

**Underfloor heating to the ground floor with air source heat pump. Radiators to the remaining floors**

**Air conditioning unit in the garden room**

**Electric car charging unit**

**Shaker style kitchen with island and splash backs**

**Combination of solid oak and granite worktops**

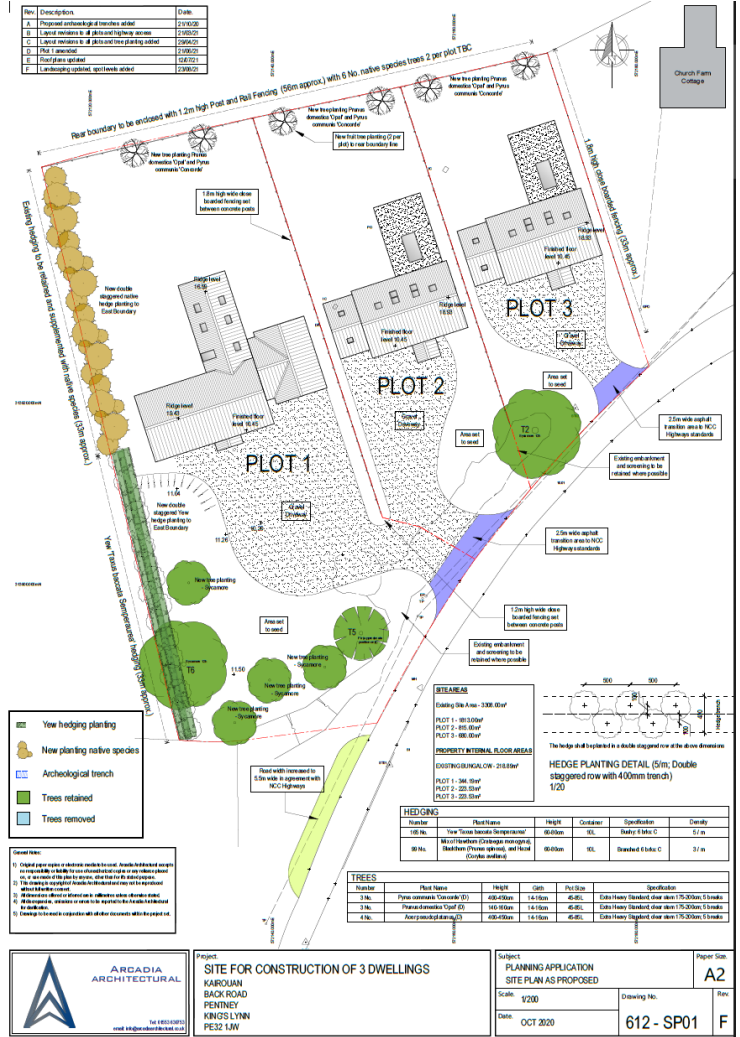
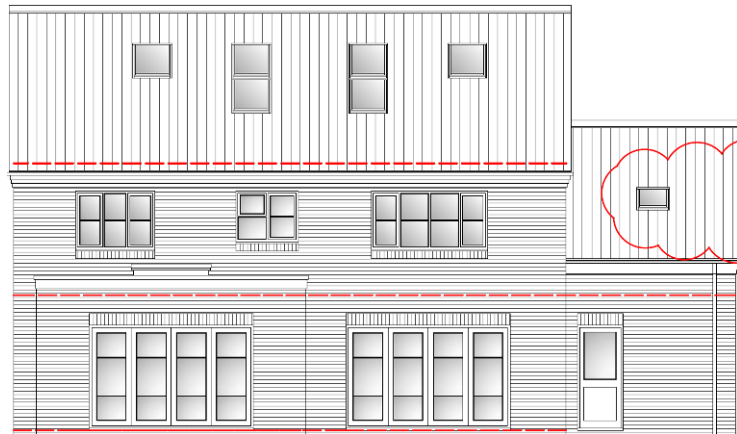
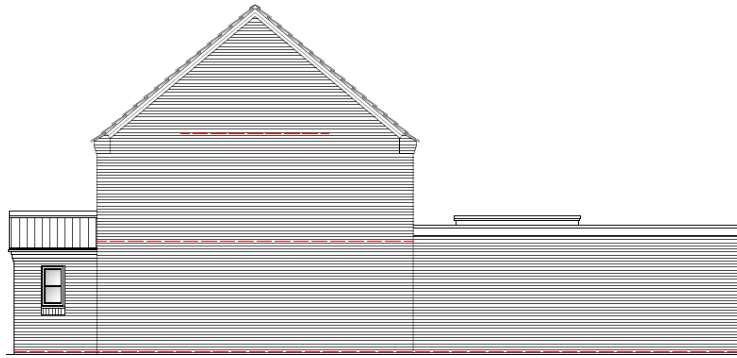
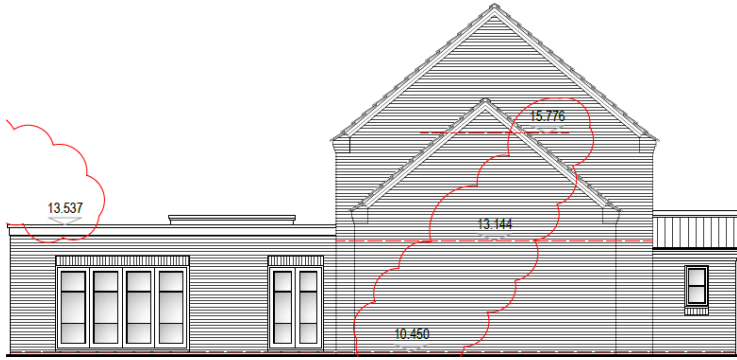
**Mains drainage**

**Pressurised hot water system**

**Decorated in a neutral style – Ivory Spray**







**Energy Performance Certificate (EPC)** The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode. – To be assessed.

**Services** Mains water, electricity & drainage are understood to be available. These services and related appliances have not been tested.

**Council Tax** To be assessed.

**Tenure** Freehold. Vacant possession upon completion.

**Viewing** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**OFFER REFERENCING:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

**Privacy Statement:** The LANDLES Privacy Statement is available to view online or upon request.

**SUBJECT TO CONTRACT:** ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

**IMPORTANT NOTES |** LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.



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