



FAKENHAM ROAD
DOCKING PE31 8NW

BROWN & CO



FAKENHAM ROAD, DOCKING PE31 8NW

Detached bungalow requiring updating
Overall plot approximately three acres
Rare opportunity to purchase property with land in this area
Edge of popular North Norfolk village
Former piggeries on site, possible equestrian
Possible long term strategic land
No upward chain
Must be viewed to fully appreciate



INTRODUCTION

Brown&Co. offers a detached bungalow and land of approximately three acres in Docking, a popular North Norfolk village. The property is in need of refurbishment and is available without any upward chain. Viewings are strictly by appointment only. Opportunities to acquire properties with such acreage are very rarely offered for sale in the area, especially so close to a village centre and the property's location allows access to Burnham Market, Brancaster, and the stunning Norfolk coast, making it an attractive prospect.

DESCRIPTION

The property accommodation comprises an entrance hallway, sitting room, three bedrooms, bathroom, kitchen breakfast room, and a second reception room currently used as a dining room. Externally, the

property has a wide road frontage and is screened from the road. It also benefits from a driveway and parking area, front garden, and side garden. The driveway continues to the rear, providing access to the two fields. Further garden is found at the rear.

METHOD OF SALE

Guide Price, offers in excess of £525,000. The property is offered for sale by informal tender, offers should be submitted in writing to the selling agents (details below) by the deadline date of 12 noon, Thursday 25th May 2023.

LAND

The land includes two fields and several outbuildings and former piggeries, and the entire property, including the house and

land, extends to approximately three acres. The parcels are situated on the edge of Docking which is designated as a Key Rural Service Centre within the adopted Kings Lynn and West Norfolk Local Plan and may hold long term strategic potential for development although they are currently outside of the village Development Boundary.

SERVICES

Mains water, electric and drainage. Oil fired central heating. Energy performance certificate, cert no.2623-1331-0231-5938-1418, rated E.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The site is sold subject to and with the benefit of all existing rights, including rights



Ha Penny Corner

Bourne End

The Gables

Towerage

Mysella

Thistledo

Langtry Cottage

Cardiglo

Cotswold

Orchard Bungalow

The Meadow

Tudar Ridge

Kedene

Sussex House

Windy Ridge

77.4m

50 m

100 m

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of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

PLANS, AREAS & SCHEDULES

These have been prepared as carefully as possible and are based on the Ordnance Survey scale plans and HM Land Registry. All plans are published here are for identification and indicative purposes only and are believed to be correct however in no way should be relied upon.

DISPUTES

Should any dispute arise as to the boundaries or any point arising in these Particulars, schedule, plan or interpretation of any of them the question shall be referred to the arbitration of the Selling Agents, whose decision acting as expert shall be final. The Buyer shall be deemed to have full knowledge of all boundaries and neither the Seller nor the Selling Agents will be

responsible for defining the boundaries or the ownership thereof.

ANTI-MONEY LAUNDERING

In accordance with the most recent Anti-Money Laundering legislation, a Buyer will be required to provide proof of identity and address to the Sellers' Agents once an offer is submitted and prior to Solicitors being instructed. VIEWING The property is occupied; Viewing is strictly by appointment with the selling agents.

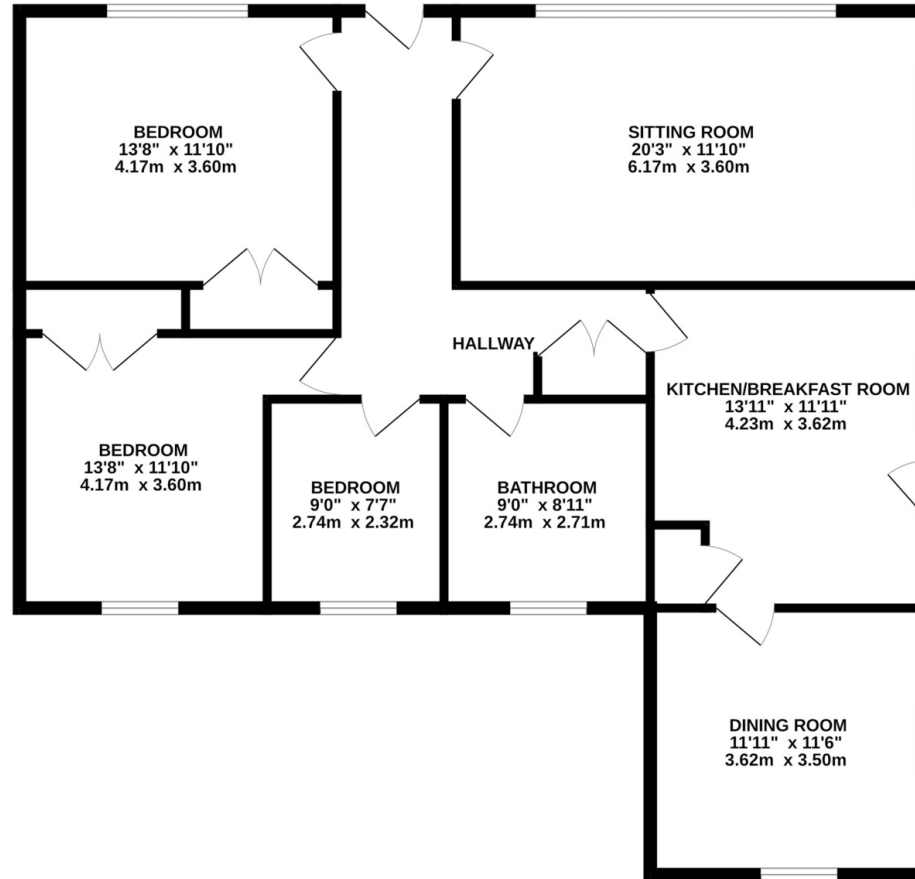
HEALTH & SAFETY

Viewers should be careful and vigilant whilst on the property. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

OVERAGE

The Seller reserves the right to receive an overage payment from the buyer or, its successors in title, in the event that planning permission for residential or commercial development is granted on the Land within a period of 25 years from the date of completion. The overage payment will be calculated as 25% of the uplift in value after reasonable planning costs payable on the grant of planning permission.





IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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