



MILL ROAD

WALPOLE HIGHWAY, PE14 7QL

BROWN & CO



MILL ROAD, WALPOLE HIGHWAY, PE14 7QL

DETACHED THREE BEDROOM BUNGALOW
LARGE GARDEN PLOT
LAND OF APPROXIMATELY 7.5 ACRES
EQUESTRIAN POTENTIAL
NO UPWARD CHAIN
VILLAGE LOCATION
APPROXIMATELY 5 MILES FROM WISBECH & 9 MILES
FROM KING'S LYNN

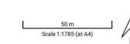
BROWN & CO

Land App



Produced on Aug 9, 2023.
© Crown copyright and database right 2023 (license number 10009532)

Mill Road, Walton Highway PE14 7QL



LOCATION

Walpole Highway is a small village serviced by village shop approximately 5 miles from of Wisbech and 9 miles from King's Lynn. Wisbech, a historic Georgian market town located in the Fenland district of Cambridgeshire, England, is perched on the banks of the scenic River Nene. This picturesque town, known for its architectural beauty, flourished during the 17th and 18th centuries as a bustling trading centre.

PROPERTY

The property is a substantial, detached bungalow approximately 147m² / 1582sqft in size. The property has reception hallway, spacious 7.8m x 4.2m sitting room with fireplace, kitchen partially open plan to family/dining room, three bedrooms and shower room. Also there is a utility room and integral garage with remotely operated roller door. Large window openings ensure the property is extremely, naturally, well-lit and all the rooms have a good feeling of space. The interior has been well maintained but, would benefit from cosmetic updating and modernising. The property has a significant road frontage and 'in-out' drive with entrances at either side of the plot and sweeping gravel drive. There is a hard standing area and access to garage. In the centre of the drive is an attractive lawn and rose bed. Access to the rear of the dwelling is possible at either side where there is a spacious south facing lawn

with beautifully tended beds around the borders. Access from the driveway is a field of approximately 7.18 acres. This is cut for hay and well kept by the owners, having good potential for equestrian use, subject to any relevant consents being granted.

VIEWING

Viewing is strictly by appointment with the selling agents. Interested parties are, under no circumstances, to enter the property or land unattended.

HEALTH AND 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.

SERVICES AND OTHER INFORMATION

We understand services are located nearby but, no services are currently available on site.

PLANS, AREAS AND SCHEDULES

These have been prepared as carefully as possible and are based on the planning application, 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.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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

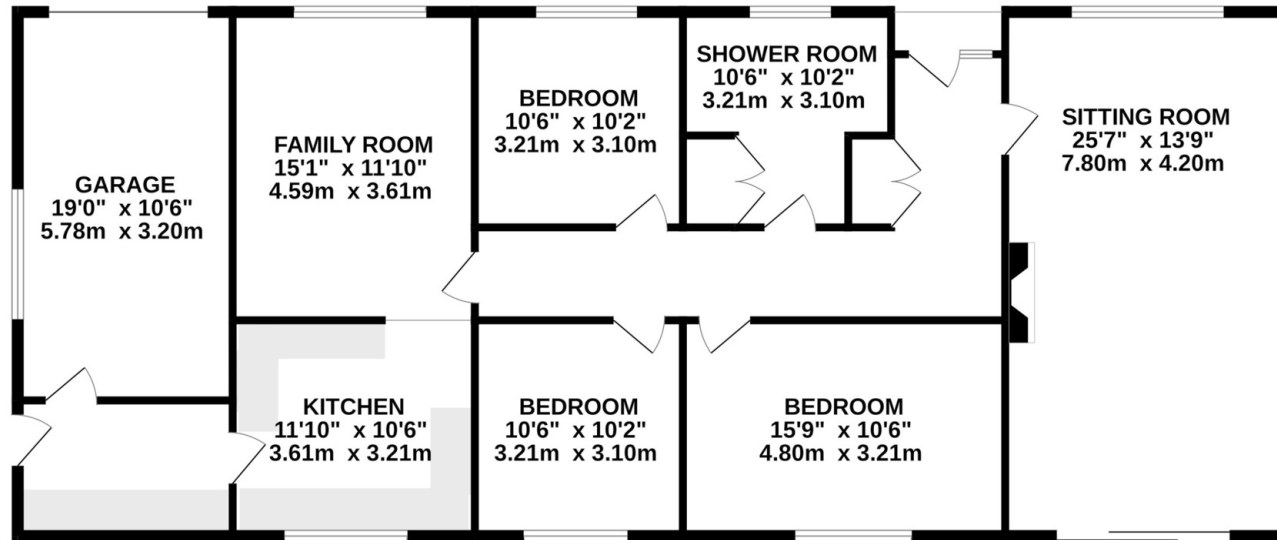
DISPUTES

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.

GROUND FLOOR
1582 sq.ft. (147.0 sq.m.) approx.



TOTAL FLOOR AREA : 1582 sq.ft. (147.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



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

Brown&Co
Market Chambers | 25-26 Tuesday Market Place | Kings Lynn | PE30 1JJ
T 01553 770 771
E kingslynn@brown-co.com

BROWN & CO
Property and Business Consultants