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INTRODUCING
Land at West Lee
Brancaster Staithe, Norfolk

SOWERBYS
Land & New Homes Specialists



THE STORY OF

Land at West Lee

Town Lane, Brancaster Staithe. Norfolk,
PE31 8BT



Rare Opportunity

Two Building Plots Available

Outline Planning Permission Granted for Two
Detached Homes of up to 1,938 sq. ft.

Plans Include Garaging and Parking

Sweeping Countryside Views and
Far Reaching Coastal Views

Prime North Norfolk Location



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Plot 1

Quietly located at the end of a private road, this is a very rare opportunity to purchase a building plot with outline planning permission to build a detached house of up to 180sqm/1,938sq. ft. with garaging and parking. Due to the elevated nature of its location at the southernmost part of Town Lane, it will be possible for this plot to achieve coastal views to the north east and north west and will have countryside views to the east.

Plots with outline planning along the prime north Norfolk coast are extremely rare, particularly in the highly sought-after sailing village of Brancaster Staithe.

The ability to design and build your own substantial home is an increasingly infrequent occurrence. In most instances, those wishing to build their own dream from scratch home must first acquire an often outdated and unfashionable property, subsequently incurring the expenses of demolishing it to bring their vision to life – a process likened to resurrecting a Phoenix from the ashes. However, this is not the case here.

Plot 2

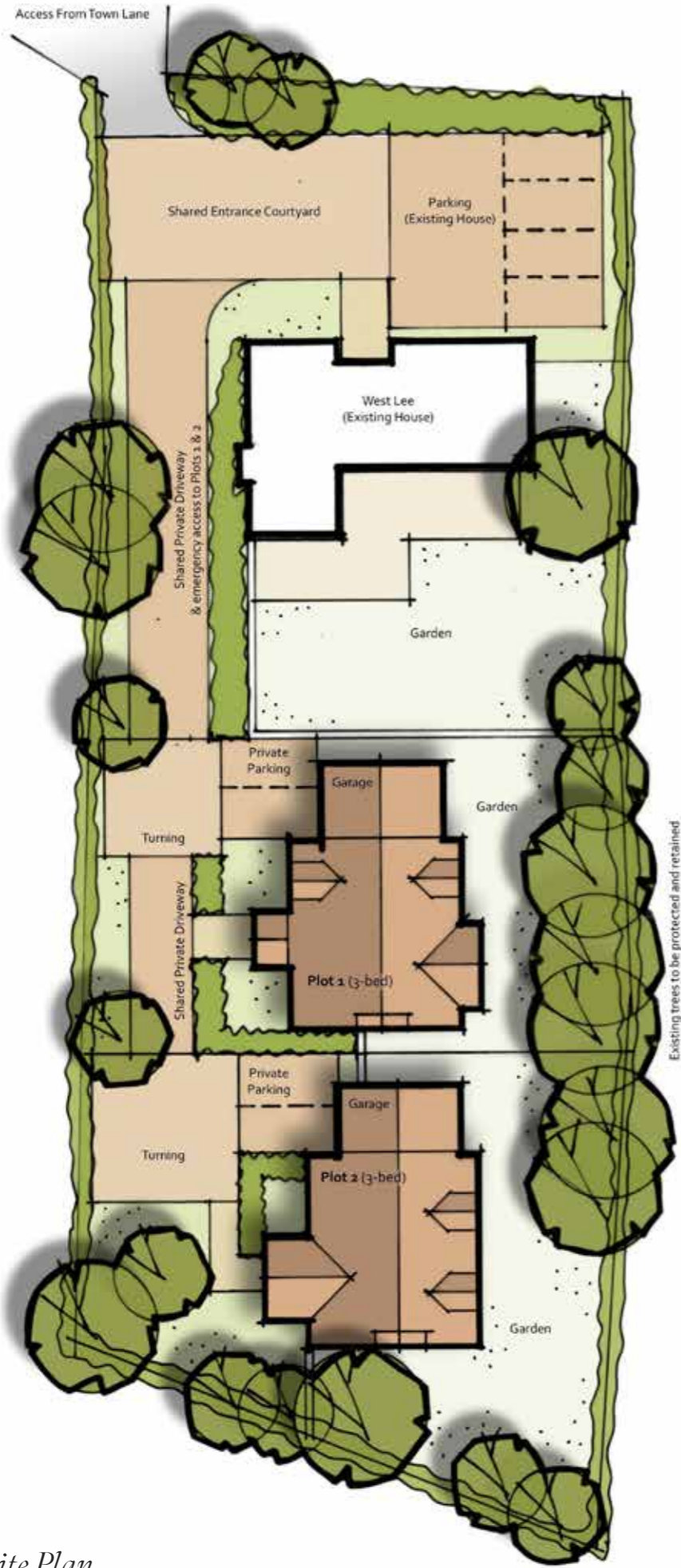
Situated at the very southern tip of this private road, and having the immediate benefit of sweeping countryside views that will never change, this is an incredibly envious location to design and build your own new home.

With outline planning to build a detached house of up to 180sqm/1,938sq. ft. (with garaging and parking), it is difficult to express how rare such an opportunity arises along our wonderful north Norfolk coast. Not only this but, due to the elevated nature of Town Lane as it gently climbs up behind the Staithe, this plot has the potential to enjoy uninterrupted natural sunshine and light from the east, south and then west throughout the day. Additionally, its elevated vantage point provides this peaceful and forever private Aerie with far reaching coastal views, making it an ideal spot to peacefully observe the ebb and flow of the tide in the distance.





Indicative Site Plan



ALL THE REASONS

Brancaster Staithe

IN NORFOLK IS THE PLACE TO CALL HOME



A small coastal village, centred around the harbour, with its thriving fishing community and ideal for the sailing enthusiast.

Brancaster Staithe is located approximately halfway between Hunstanton and Wells-next-the-Sea on the north Norfolk Coast. Connected to Burnham Deepdale, between the two villages they have a variety of shops including a supermarket/petrol station, cafe, fresh fish shop, sailing school, tourist information centre and two pubs, The Jolly Sailors, and The White Horse with its superb coastal views. Brancaster is justly famous for its mussels.

Scolt Head Island is a Nature Conservation Area, set in an Area of Outstanding Natural Beauty and being only a boat trip away,

depending on the tide. The island has a large breeding colony of Sandwich Terns and in winter there can be 50,000 pink-footed geese roosting on the island.

Brancaster Staithe is one of the best bird watching areas in the UK, the coastal path between Brancaster and Burnham Deepdale offers an abundance of wild life to enjoy.

There are many circular and coastal walks around the village including Barrow Common, with views over the coastline, or the Norfolk Coastal Path, which runs the length of the village, along the marshes.



Note from Sowerbys



Coastal Views

“This is an incredibly envious location to design and build your own new home.”

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LOCATION

What3words: ///revamping.spells.dishing

AGENT'S NOTES

- 1) The curtilage outlined is indicative of the plot sizes.
- 2) Access will be granted over West Lee land and plots have rights over private road.
- 3) Details of the outline planning permission can be viewed on the King's Lynn & West Norfolk Borough Council website under reference 21/01607/O

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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