



204 Main Road  
Clenchwarton | Kings Lynn | PE34 4AF

FINE & COUNTRY

# DEVELOPMENT OPPORTUNITY



Fine & Country are delighted to offer for sale an exciting development opportunity, situated in a prime village location with fantastic views of the village church, the development consists of a 1.22 acre (0.49 HECTARES) (STS) site with planning consent for the development of five residential chalet style dwellings.



# KEY FEATURES

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- 1.22 acre Site (0.49 HECTARES)
- Development Site for Five Executive Four & Five Bedroom Homes
- Sought after Village Location
- Exciting Opportunity for Developers
- Potential for a Lucrative Return on Investment
- Views Of the Village Church

An exceptional opportunity awaits with this 1.22-acre (STS) plot of land located in a highly desirable central village location, just a short distance from the bustling market town of King's Lynn. Currently housing a bungalow, this site has planning permission for the erection of five chalet-style homes, offering the potential for a lucrative development project.

The existing property on the site allows for the smooth transition to the planned development, with the convenient demolition of the bungalow paving the way for the construction of the new chalet-style homes.

The planning permission for the Five properties presents an exciting opportunity for developers or investors looking to capitalise on the demand for quality housing in the area. The village itself boasts a range of local amenities, including a reputable school, a convenient village shop, and a spacious playing field, just to name a few of the local facilities which aid in creating a desirable setting for potential homeowners. Additionally, the close proximity to the market town of King's Lynn further enhances the appeal of this location, providing access to a wider range of amenities, shopping, and entertainment options.

With its impressive size, the plot offers ample space for the development of the planned chalet-style homes, ensuring that each property can enjoy a generous amount of outdoor space. This, combined with the attractive village setting, makes this site an attractive proposition for potential homeowners seeking a peaceful and picturesque location to call home.

To make further enquiries regarding the planning and development of the site please visit the King's Lynn & West Norfolk local authority planning website, using planning reference number: 22/01797/O.

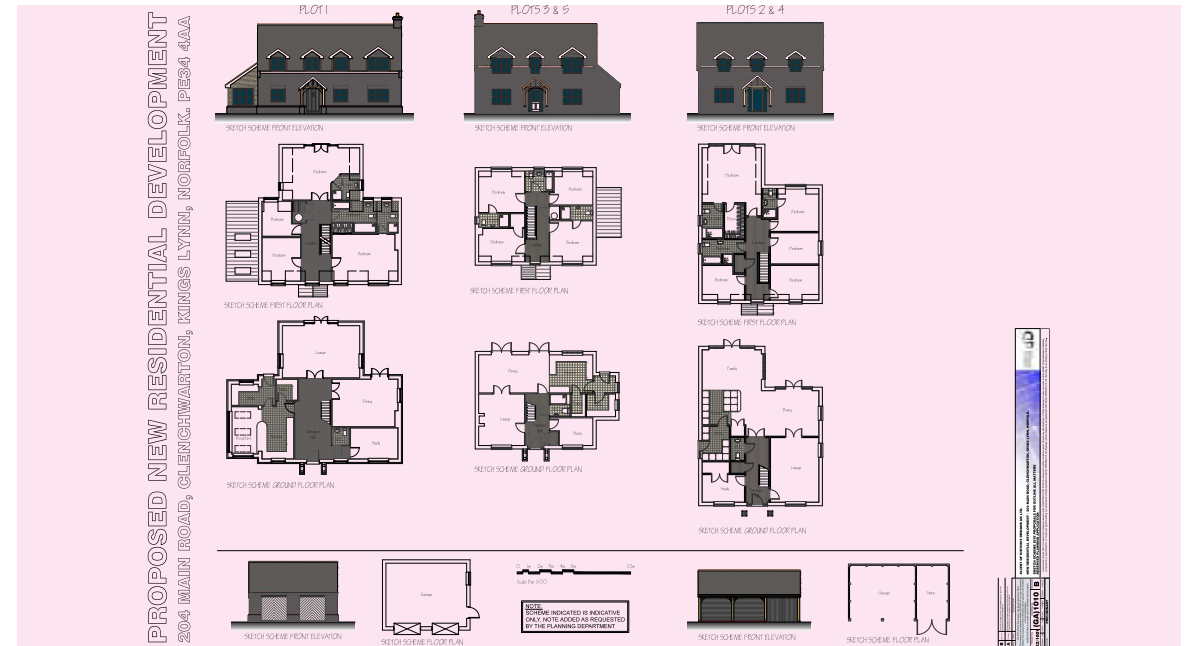




# KEY FEATURES

In summary, this prime plot of land offers a rare opportunity for the development in a sought-after village location, complete with planning permission and the potential for a lucrative return on investment. With a good range of local amenities and easy access to the nearby market town, this development plot presents an enticing development opportunity for those seeking to make their mark in the housing market.

**Agent note:** The development is subject to a Section 106 agreement covering affordable monetary housing contribution in lieu of an affordable housing allocation on site.





# INFORMATION



## On The Doorstep...

The West Norfolk village of Clenchwarton is directly west of King's Lynn on the other side of the River Great Ouse. Being around a five-minute drive into the centre of the attractive historic market town, means it is an extremely convenient place to live. King's Lynn station has direct trains to London King's Cross, and Downham Market station, a short drive along the nearby A10, has even faster services. Clenchwarton itself has a primary school rated Good by Ofsted, a village store and post office, and a pub serving real ales and food. There is also a foot passenger ferry that takes you across the river immediately into the historic quarter and the main shopping centre, and there are wonderful rural walks along The Wash sea banks. Very nearby, road links are also excellent not only with the A10 for the South but the A17 for travelling West and North, and the A47 eastwards to Norwich and westwards to Peterborough.

## Transport Links

There is a mainline station at King's Lynn with direct trains on the Fen Line to London King's Cross (1 hour 50 minutes), Cambridge (50 minutes). The cathedral city of Ely is 20 minutes by train, with onward journeys to Peterborough giving access to the north.

## Directions - Please Scan The QR Code Below

## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words.. [///last.habit.improving](https://last.habit.improving)

Services, District Council and Tenure  
Freehold

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# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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