



16-18 Whin Common Road | Tottenhill | King's Lynn



**A pair of semi-detached cottages dating from the early 1800's
set on a generous sized plot of approximately ¼ acre (stms).**

Right hand cottage – habitable with 2 bedrooms

Left hand cottage – derelict

Excellent renovation or redevelopment opportunity (stp).

CASH BUYERS ONLY.

Average Plot Width 87' x Depth 125'

Guide Price £165,000

Folio: W/627ts



- Pair of Semi-Detached Norfolk Cottages
- Renovation / Re-Development Opportunity (STP)

- Plot extending to 1/4 acre (STMS)
- CASH BUYERS SOUGHT

16-18 Whin Common Road are a pair of carrstone & pantiled Norfolk cottages dating from the early 1800's in the small village of Tottenhill. The cottages, one habitable and one derelict, sit gable end to the road and are offered to the market now requiring full renovation OR as a potential re-development opportunity, subject to planning. The plot is an average width 87' x depth 125' and extends to C. 0.24 acre (stms). The accommodation of the habitable unit comprises;

Right Hand Cottage

Reception Room
Reception Room
Kitchen
Bathroom
Bedroom
Bedroom

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		

NOTE: The property is variously covered in ivy with the left hand cottage derelict. Right hand cottage is habitable. Applicants view entirely at their own risk and must only enter on site by prior arrangement and accompanied by the Agents. Appropriate footwear should be worn.

OFFERS: The Vendor reserves the right to seek Best Offers or enter into a private auction.

Title: We are advised that the property title is not currently Registered at Land Registry. Our Clients / Clients legal advisors are in possession of Title Deeds.

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.

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

Council Tax Enquiries indicate 18 Whin Common Road is assessed at Council Tax Band "B" with a current annual charge of £1,772.39, 2025/2026.

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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