

**Auction**

Land & Development in PE34

School Road, Tilney St. Lawrence, King's
Lynn, Norfolk, PE34 4RB

£135,000

 Starting Bid

Driveway parking

Property features

- ✓ PLANNING PERMISSON GRANTED
- ✓ IDEAL FOR INVESTORS
- ✓ BARN WITH LAND
- ✓ VILLAGE LOCATION
- ✓ PLANNING REFERENCE:
25/01935/PACU3

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

** Being Sold via Secure Sale online bidding. Terms & Conditions apply.**

Located on School Road in the charming village of Tilney St. Lawrence, this remarkable barn presents a unique opportunity for those seeking a blend of rural tranquillity and modern living.

This barn comes with planning permission for the conversion into two separate dwellings, comprising one two-bedroom and one three-bedroom home. This presents an exciting opportunity for potential investors.

The property is set on a generous plot of land, providing plenty of outdoor space for gardening, recreation, or simply enjoying the peaceful surroundings. The picturesque village of Tilney St. Lawrence is known for its friendly community and scenic countryside, making it an ideal location for families and individuals alike.

With its blend of character, space, and potential, this barn is a rare find in the King's Lynn area. Do not miss the chance to make this unique residence your own.

BRICK BUILT BARN WITH LAND AND P.P FOR 2 DWELLINGS

Tilney St Lawrence - Tilney St Lawrence is a charming Norfolk village offering a peaceful rural lifestyle while remaining well connected to nearby towns. The village enjoys a welcoming community atmosphere, surrounded by attractive countryside and open farmland, making it an ideal location for those seeking a quieter pace of life. Everyday amenities are easily accessible, with supermarkets, independent shops, healthcare facilities and leisure amenities available in nearby King's Lynn, just a short drive away. Families benefit from a selection of well-regarded primary and secondary schools in the surrounding area, while commuters have convenient access to regular bus services linking neighbouring villages and King's Lynn, where a mainline railway station provides direct services to Cambridge and London King's Cross. Residents can also enjoy a choice of traditional country pubs, cafés and restaurants nearby, along with scenic walking and cycling routes that showcase the beauty of the Norfolk countryside. Combining village charm with practical convenience, Tilney St Lawrence is an appealing location for families, professionals and those looking to enjoy a relaxed countryside setting without feeling isolated.

Please note we have not inspected this property.

Price: Starting Bid £135,000

Property Type: Land & Development

Business Type: Residential Investments

Parking: Driveway

Location

Tilney St Lawrence - Tilney St Lawrence is a charming Norfolk village offering a peaceful rural lifestyle while remaining well connected to nearby towns. The village enjoys a welcoming community atmosphere, surrounded by attractive countryside and open farmland, making it an ideal location for those seeking a quieter pace of life. Everyday amenities are easily accessible, with supermarkets, independent shops, healthcare facilities and leisure amenities available in nearby King's Lynn, just a short drive away. Families benefit from a selection of well-regarded primary and secondary schools in the surrounding area, while commuters have convenient access to regular bus services linking neighbouring villages and King's Lynn, where a mainline railway station provides direct services to Cambridge and London King's Cross.

Site details

This barn comes with planning permission for the conversion into two separate dwellings, comprising one two-bedroom and one three-bedroom home. This presents an exciting opportunity for potential investors.

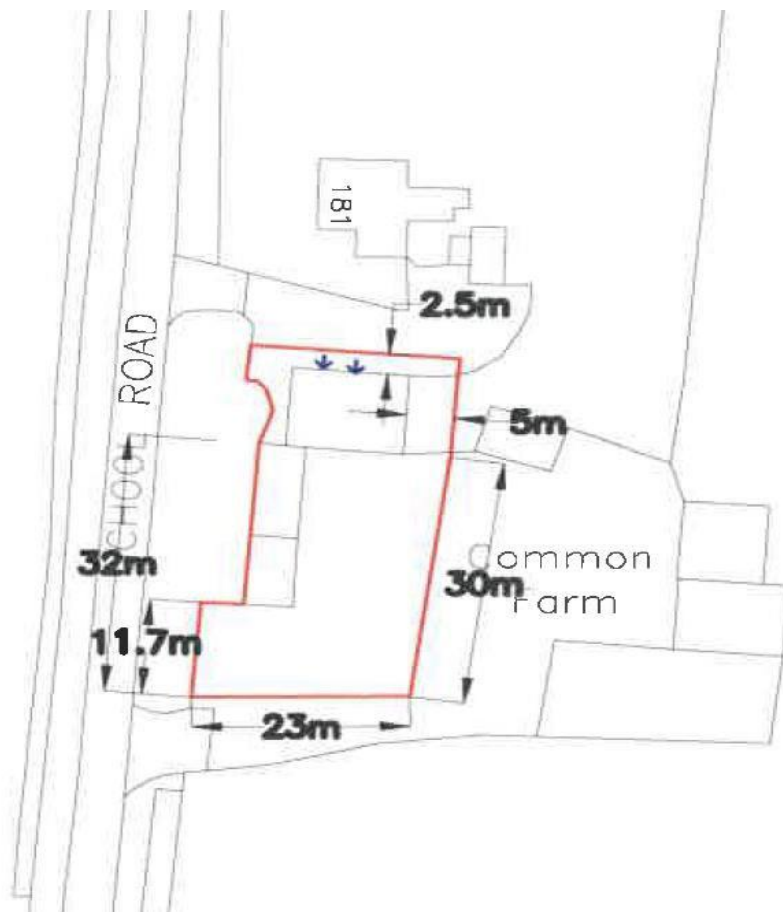
The property is set on a generous plot of land, providing plenty of outdoor space for gardening, recreation, or simply enjoying the peaceful surroundings.

Tenure

Freehold, title number NK480983 - subject to title split.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



School Road, Tilney St. Lawrence, King's Lynn, Norfolk, PE34 4RB

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

These particulars, 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 any representation or warranty in respect of the property.

