

2.13 acres (0.86 hectares) of amenity land, Wighenhall St Mary Magdalen, Norfolk



Amenity Land

Wiggenhall St Mary Magdalen Norfolk

Guide Price £25,000

An opportunity to acquire a parcel of amenity land in a single enclosure in rural Norfolk.

Location, Situation and Directions

The land is located on the edge of the village of Wiggnehall St Mary Magdalen in West Norfolk and within close proximity of the market towns of King's Lynn and Downham Market. The market town of King's Lynn is approximately 7.4 miles to the north and Downham Market approximately 6 miles to the south, both of which offer multiple amenities.

From King's Lynn, head south along the A10 towards West Winch. Follow for approximately 3.8 miles. At the roundabout, take the third exit towards Watlington. Follow for approximately 0.8 miles then take a right turn onto School Road. Follow the road to the end and take a left onto Stow Road. Continue for approximately half a mile before turning right onto Mill Road. The land is located on the right hand side at the end of the row of residential houses, as shown on the site plan.



Nearest Postcode
PE34 3BZ



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Description

The land comprises of 2.13 acres (0.86 hectares) STMS of amenity land located directly off the public highway, Mill Road. The land is formed of a single parcel, surrounded by residential property and agricultural land. The land has historically formed part of an arable cropping rotation.

Tenure

The land is to be offered freehold with the benefit of vacant possession upon completion, subject to those right(s) of holdover as detailed herein. The land is registered under title NK233605.

Services

We are not aware of any services to the land.

Planning

There are no active planning applications in relation to the land however potential Purchasers should make their own enquiries in this regard.

Drainage

The land falls within the King's Lynn IDB Catchment Area. General drainage rates for the land is payable to the Environment Agency. Payments will be apportioned according to the date of completion. The land is not under-drained.

Access

The land is accessed directly from the public highway, Mill Road.



Easements, Wayleaves and Rights of Way

The property is subject to a grant of easement relating to a gas main. The property is offered subject to and with the benefit of all existing rights of way whether public or private light support drainage or water electricity supplies and other rights and obligations easements quasi-easements and restrictive covenants and all existing and proposed wayleaves, poles, masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to herein or not.

Boundaries, Plans, Areas, Schedules and Disputes

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the sale nor entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the selling Agent whose decision acting as Experts shall be final.

Method of Sale

The property is offered for sale initially by private treaty as a whole, as described in these particulars. The Vendor and their Agent reserves the right to invite best and final offers and/or offer the property for sale by private auction if there is a substantial level of interest.

Measurements and Other Information

All measurements and areas are approximate and based on data provided by the Land App and HMLR. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Nitrate Vulnerable Zones

The land falls within a designated Nitrate Vulnerable Zone.

Sporting, Timber & Mineral Rights

The sporting, timber and mineral rights are included insofar as they are owned subject to statutory exclusions.

Exchange of Contract and Completion

A 10% deposit will be payable upon exchange of contracts.

Value Added Tax

Should the sale of this property, or any rights attached to it, become chargeable to Value Added Tax, then the tax at the prevailing rate will be payable by the Purchaser in addition to the contract price.

Site Plan (Not to Scale)



Caitlin Steadman

Senior Surveyor

cs@crusowilkin.co.uk
01553 816427



Viewing and Health & Safety

Viewing is strictly by prior appointment only with the Vendor's Agent, Cruso & Wilkin. For your own personal safety, we would ask you to be as vigilant as possible when making an inspection. We regret to advise that children and/or pets are not permitted on the property.

Money Laundering Regulations

Under the provisions of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Purchasers are required to provide (a) photographic ID (i.e. passport or driving licence), and (b) proof of address (i.e. a utility bill or bank statement), together with proof of funds on acceptance of an offer. We will be undertaking an external credit check with Smart Search on the Purchaser. This will not affect the Purchaser's Credit Rating.

Particulars prepared August 2026. Photographs taken August 2026. Subject to Contract.

IMPORTANT NOTICES: Cruso & Wilkin for themselves and for the Vendors or Lessors of this property, whose Agents they are, give notice that all statements contained in these particulars as to this property are made without responsibility on the part of Cruso and Wilkin, their joint Agents or the Vendors or Lessors 1. These particulars are set out as a general outline for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given, having (for the purposes of Consumer Protection from Unfair Trading Regulations 2008) taken all reasonable steps to avoid committing an offence. Nonetheless, such statements do not constitute any warranty nor representation by the Vendor. Further, such statements are accurate only to the best of the present information and belief of the Vendor. We have not been instructed to carry out a physical survey of the property, a structural survey, nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over or attached to the property (whether referred to or not within these particulars). 3. No person in the employment of Cruso & Wilkin has any authority to make or give any representations or warranty whatever in relation to this property, nor is such representation or warranty given by Cruso & Wilkin or the Vendors of the property.

Sole Agents:
Cruso & Wilkin, The Estate Office, Church Farm, Station Road, Hillington, King's Lynn,
Norfolk PE31 6DH
Tel: 01553 691691

Solicitors:
Butcher Andrews, 1 Old Post Office Street, Fakenham, Norfolk NR21 9BL
Joe Yexley: joe@butcherandrews.co.uk
Tel: 01328 621116

Local Authority:
Borough Council of King's Lynn & West Norfolk, King's Court, Chapel St, King's Lynn
PE30 1EX
Tel: 01553 616200

Norfolk County Council, County Hall, Martineau Lane, Norwich, Norfolk NR1 2DH
Tel: 0344 800 8020

Cruso & Wilkin