

IN SAME OWNERSHIP OVER 30 YEARS



SITUATION

Directly opposite the Seafront, adjacent to **Oasis Sports and Leisure Centre** at South Promenade and close to the Town Centre.
Hunstanton is 12 miles north of King’s Lynn and 120 miles from London via the A10 and M11.

PROPERTY & ACCOMMODATION

A square levelled 15,300 sq ft Cleared Site

Gross Frontage 120'
Gross Depth 130'

PLANNING

Consent was granted on 15th March 2011 for a landmark development comprising:

Ground Floor Commercial Unit of 223 sq m (2,400 sq ft) and **12 Flats above** (10 having terraces or balconies and 13 parking spaces) consisting of:

- 1 x 1 Bed Flat
- 9 x 2 Bed Flats
- 2 x 3 Bed Flats

No Section 106 payment required.

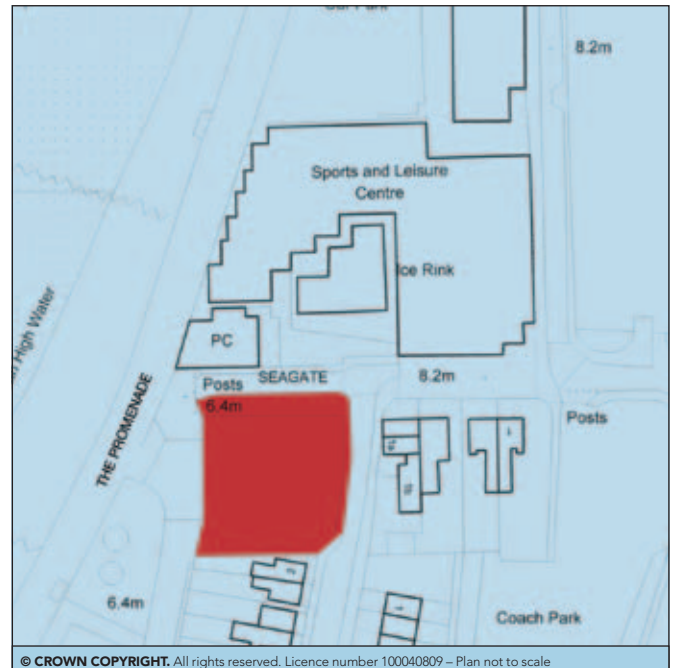
Planning Permission and Plans available on request.

Vacant Site with Planning for Retail & 12 Flats

The Surveyors dealing with this property are **JOHN BARNETT** and **JAMES FRENER**

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION



VENDOR'S SOLICITORS
Vyman Solicitors – Tel: 020 8427 9080
Ref: Ms Jaymini Ghelani – Email: jaymini.ghelani@vyman.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts