



North Elevation



Plot A

Plot B

Plot A

The Grange, Sandy Lane, Docketing, Norfolk PE31 8NF

NORFOLK • SUFFOLK • LONDON



First floor plan
Area 414sq



Ground floor plan
Includes double garage

A freehold building plot quietly situated along a small lane in a popular village just 6 miles from the coast at Brancaster.

Planning Permission has been granted for the construction of a detached, 1 1/2 storey dwelling of approx. 1330 square feet (excluding a double garage).

The property will be accessed along a shared driveway which will be laid by the seller prior to completion and service conduits will also be laid (BT, water, electricity and drainage) ready for connection by the purchaser.

DOCKING is a thriving village just five miles from the sea with good local amenities including a primary school, a general store and post office, a weekly local food market, a fish and chip shop and

a public house.

The village is ideally situated for easy access to the North Norfolk coast, renowned for its excellent sandy beaches, coastal walks and RSPB reserve at Titchwell. The area is popular with those seeking a slower pace of life as well as buyers of second homes; there is excellent sailing from Brancaster Staithe while The Royal West Norfolk Golf Club at Brancaster is approximately six miles away. The Georgian village of Burnham Market, the Royal Estate of Sandringham and the market towns of Fakenham and King's Lynn are also within easy reach.

Guide: £125,000

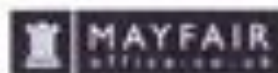
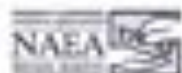
Ref: BUR150117 (13.05.15.)

IMPORTANT NOTICE

These particulars have been prepared to give you a fair overall view of the property. Measurements and distances are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before basing any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves as such matters prior to purchase.

FEATURES AND FITTINGS

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale. Some items such as carpets, curtains, built fittings, etc., may be available for separate acquisition if required.





East Elevation



Plot B

The Grange, Sandy Lane, Docking, Norfolk PE31 8NF

NORFOLK • SUFFOLK • LONDON



Ground floor plan
Area: 1202 including garage



First floor plan
Area: 1042

A freehold building plot quietly situated along a small lane in a popular village just 6 miles from the coast at Brancaster.

Planning Permission has been granted for the construction of a detached, 1 1/2 storey dwelling of approx. 2325 square feet (excluding a double garage).

The property will be accessed along a shared driveway which will be laid by the seller prior to completion and service conduits will also be laid (BT, water, electricity and drainage) ready for connection by the purchaser.

DOCKING is a thriving village just five miles from the sea with good local amenities including a primary school, a general store and post office, a weekly local food market, a fish and chip shop and

a public house.

The village is ideally situated for easy access to the North Norfolk coast, renowned for its excellent sandy beaches, coastal walks and RSPB reserve at Titchwell. The area is popular with those seeking a slower pace of life as well as buyers of second homes; there is excellent sailing from Brancaster Staithe while The Royal West Norfolk Golf Club at Brancaster is approximately six miles away. The Georgian village of Burnham Market, the Royal Estate of Sandringham and the market towns of Fakenham and King's Lynn are also within easy reach.

Guide: £195,000

Ref: BUR150118 (13.05.15)

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before intending any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

FIXTURES AND FITTINGS

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale. Some items such as carpets, curtains, light fittings etc., may be available to inspect inspection if required.

