



#### Tenure

Freehold.

#### Location

Hunstanton is a popular and established tourist destination located on the attractive North Norfolk Coast. The property is located on Seagate opposite the seafront and adjacent to Oasis Sports and Leisure Centre. Local shops and amenities are available within walking distance in Hunstanton town centre. Hunstanton golf course is to the north and both Holme Dunes and Scott Head Island Nature Reserves are accessible. The further facilities of Kings Lynn are to the south.

#### Description

The property comprises a square and generally level site extending to approximately 0.116 hectares (0.287 acres).

#### Accommodation

Site Area Approximately 0.116 Hectares (0.287 Acres)

#### Planning

Local Authority: Kings Lynn and West Norfolk Council.  
Tel: (01553) 616200.

The property was previously the subject of planning permission for the following: 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 bedroom, 9 x 2 bedroom, 2 x 3 bedroom flats. The planning consent expired on the 14th March 2014.

## Hunstanton 9-11 Seagate, Norfolk PE36 5BD

- A Freehold Site extending to Approximately 0.116 Hectares (0.287 Acres)
- Previously the subject of Planning Permission for Residential and Commercial Development (Now Lapsed)
- Close to North Norfolk coast



#### Seller's Solicitor

Messrs Adlams Solicitors  
(Ref: Ms Linda Eaton).  
Tel: (01480) 474061.  
Email: lindae@adlams.co.uk

**VACANT – Freehold Site**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allisop.co.uk](http://www.allisop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.