

A BUILDING PLOT OF ALMOST 1/5 OF AN ACRE WITH PLANNING CONSENT TO ERECT TWO DETACHED DWELLINGS

Development Site, 13 Back Lane, Blakeney, Norfolk NR25 7NP

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ESTABLISHED 1966

Development Site
13 Back Lane
Blakeney
Norfolk NR25 7NP

***A BUILDING PLOT OF ALMOST 1/5 OF AN ACRE WITH PLANNING
CONSENT TO ERECT TWO DETACHED DWELLINGS***

Guide Price: £899,000 (Rev 29.11.24)
Freehold BUR240022

- Planning Reference; NNDC Ref: PF/21/1191
- Situated on Back Lane, a leafy, gently winding road a short walk from the Quay and the High Street and arguably Blakeney's most sought after location
- The site extends to 0.197 of an acre
- Consent has been granted for two dwellings with unrestricted occupancy
- **Plot 1- 1555 sq.ft. Detached 3/4 Bedroom House** comprising Entrance Hall, Cloakroom, Kitchen/Dining/Sitting Room, Utility Room, Study/Bedroom 4, Landing, Master Bedroom with En-suite Shower Room, a further En-suite double Bedroom, a third Bedroom and Family Bathroom. Garden and two parking spaces.
- **Plot 2- 1403 sq.ft. Detached 2/3 Bedroom House** comprising Entrance Hall, Kitchen/Dining/Living Room, Utility Room, Study/Bedroom 3, Bathroom/WC, Landing and two En-suite first floor double Bedrooms. Garden and two parking spaces.
- Mains water, electricity and drainage are available in Back Lane although interested parties are advised to make their own enquiries in this regard





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NOTES
This drawing contains the following:

Key:
Tree Protection zone

- P3 19/03/20 Refuse added to drawing
- P4 04/08/20 Revised and redrawn
- P5 15/09/20 Car park surfacing amended
- P6 23/04/21 Flowers bed planting added
- P7 28/06/21 Hedging amended to avoid highways land
- P8 21/01/22 Annotation added following landscape officer's comments
- P9 27/01/22 Front hedge annotation amended as per landscape officer's comment

REV	DATE	DESCRIPTION
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DRAWING USE
PLANNING

CLIENT
GLAVEN VALLEY HOMES

PROJECT
Roslyn Blakeney

ADDRESS
Back Lane, Blakeney

STATUS
S4-FOR STAGE APPROVAL

DRAWING TITLE	SIZE
PROPOSED SITE PLAN	A3

DRAWING NO.	REVISION
RBH-CF-ZZ-00-DR-A-1010	P9

CREATED	CHECKED	APPROVED
PB	MN	MN

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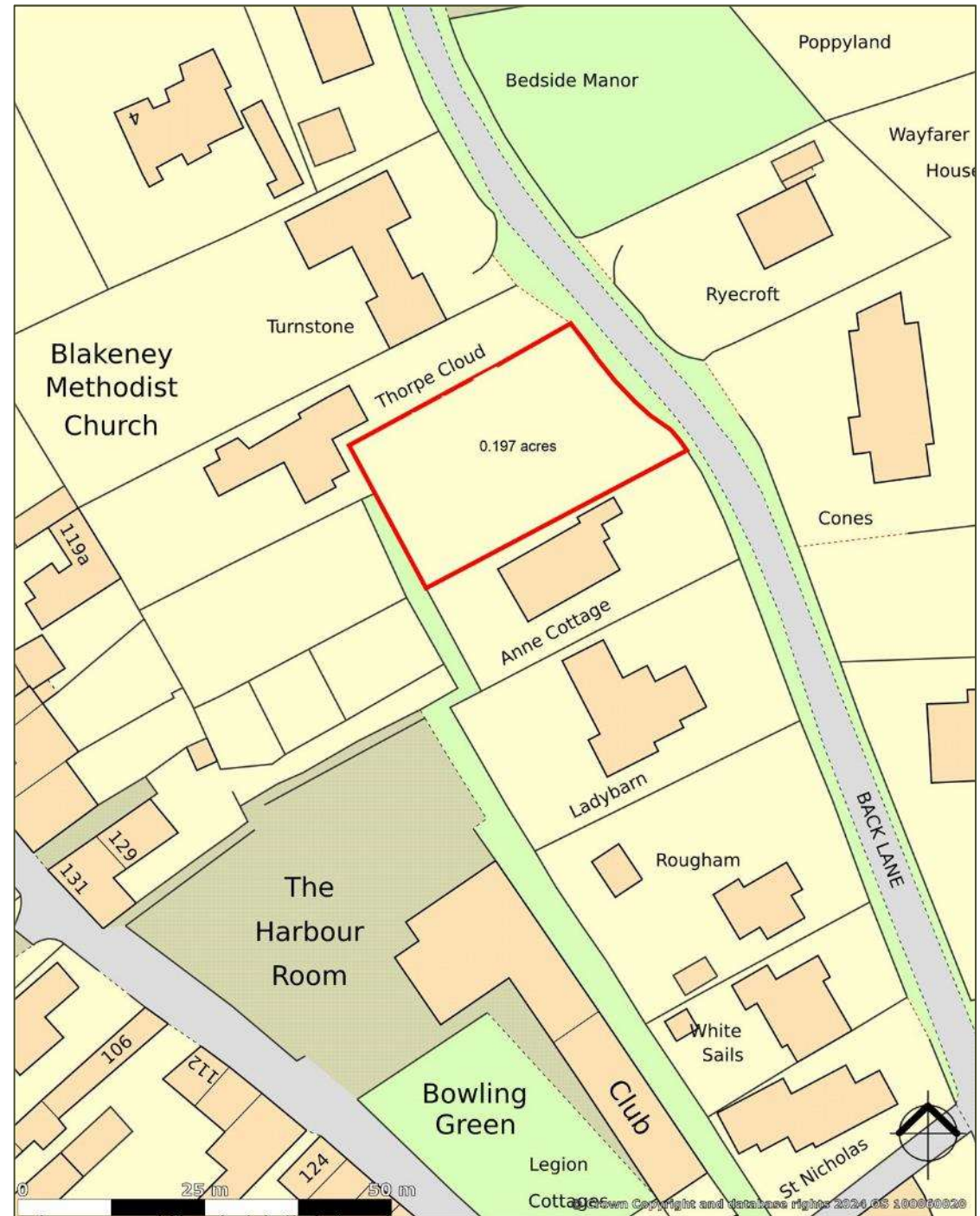


BLAKENEY must be one of the most sought after coastal villages in North Norfolk. The whole coastal area, much of it owned by The National Trust, is designated as an Area of Outstanding Natural Beauty, attracting both sailing enthusiasts and ornithologists. The village retains a unique atmosphere with many of the old mariners' and merchants' houses remaining in its narrow streets with others tucked away in flint walled alleyways. The main street runs down to the Quay with its salt marsh and channels, with Blakeney Point beyond. There is a surprisingly wide selection of shops, public houses and hotels. A wider range of amenities can be found in the Georgian town of Holt, about 5 miles to the south.

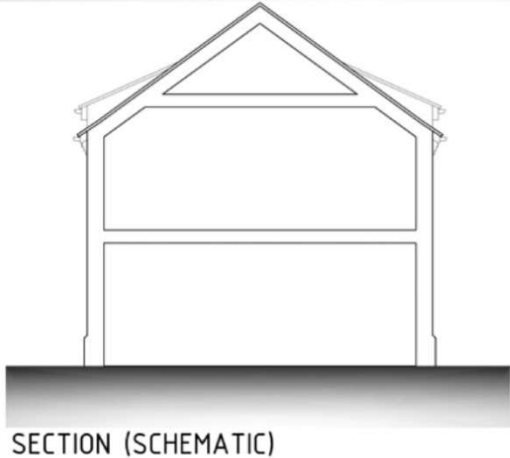
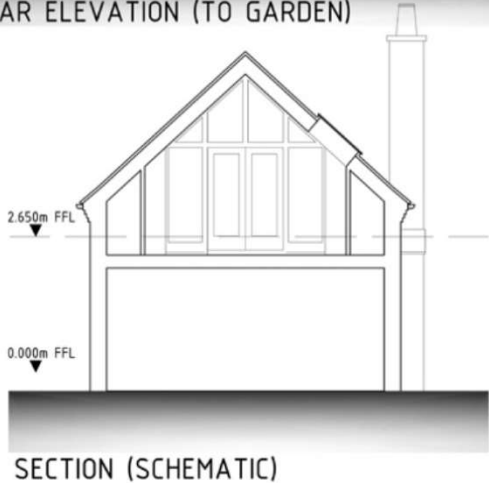
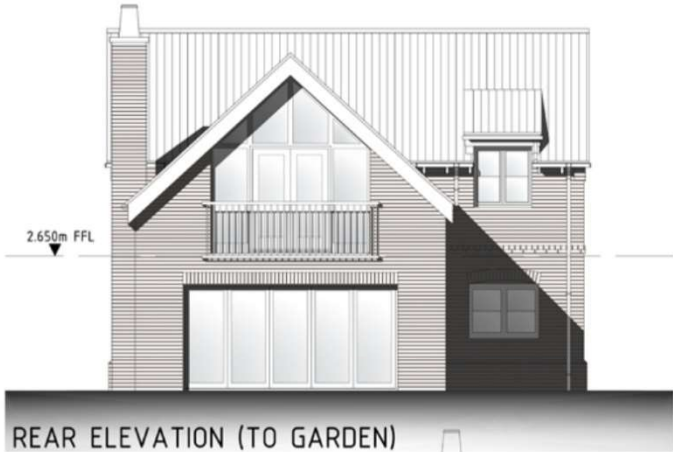
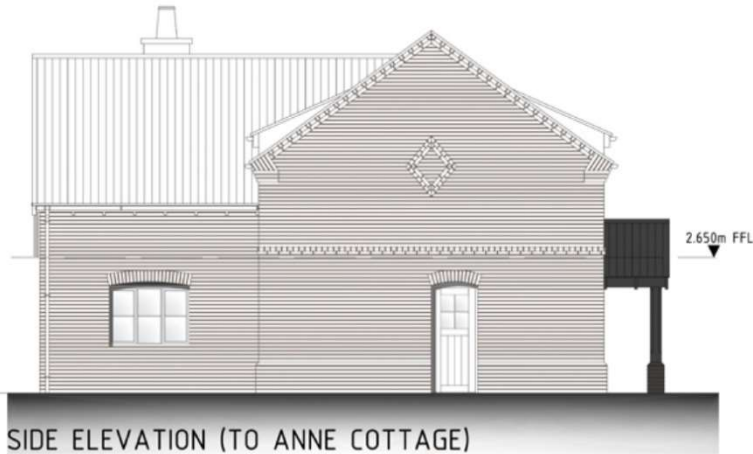
Broadband: Openreach indicate that Superfast Fibre Broadband is available to the site.

Mobile coverage: Ofcom indicate that Vodafone and O2 would have voice & data available inside a property on the site. Ofcom indicates that Vodafone, EE, Three and O2 have voice, data and enhanced data available outside any new property on the site.

The site is situated in a conservation area



PLOT 1



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NOTES
This drawing contains the following:

P4 04/08/20 Revised and redrawn
P5 15/09/20 Side elevation & section amended
P6 14/04/21 Front elevation photoshopped

REV DATE DESCRIPTION
P7 21/04/21 Side elevation photoshopped
P8 22/07/21 Eaves & main roof pitch dropped, catslide dormers introduced
P9 09/08/21 Reverted to all catslide dormers

DRAWING USE
PLANNING

CLIENT
GLAVEN VALLEY HOMES

PROJECT
Roslyn Blakeney

ADDRESS
Back Lane, Blakeney

STATUS
S4-FOR STAGE APPROVAL

DRAWING TITLE SIZE
PLOT 1 ELEVATIONS A3

DRAWING NO. REVISION
RBH-CF-ZZ-00-DR-A-2000 P9

CREATED CHECKED APPROVED
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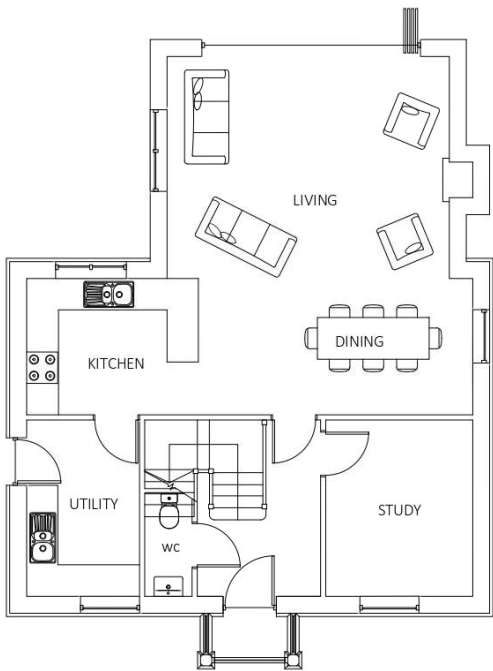
PLOT 1

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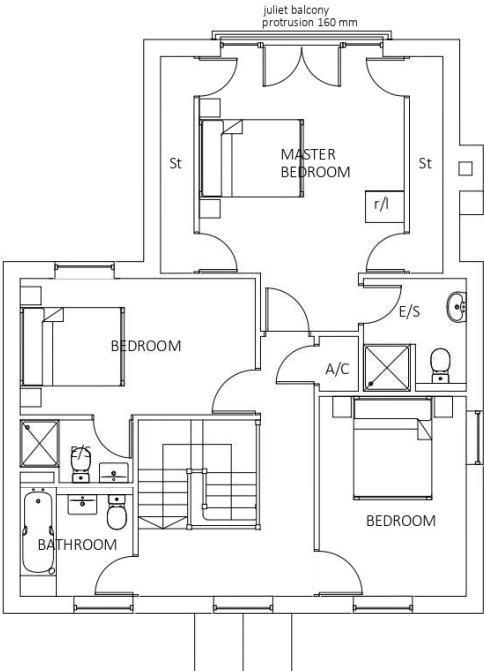
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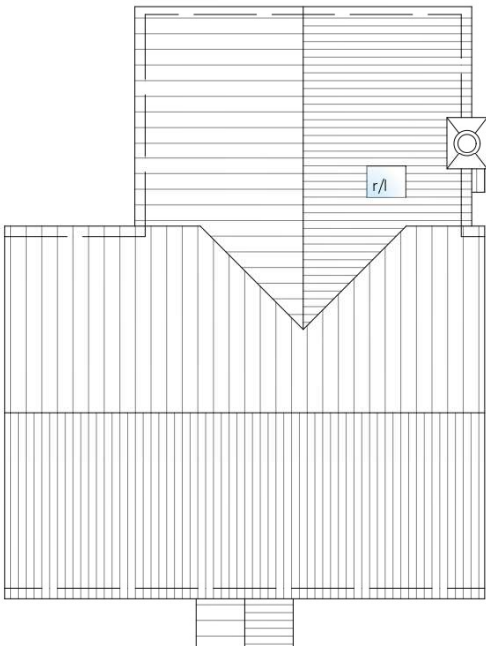
NOTES
This drawing contains the following:



GROUND FLOOR



FIRST FLOOR



ROOF

REV	DATE	DESCRIPTION
P3	06/03/20	Amended following client comments
P4	19/03/20	Protrusion dim added to balcony
P5	04/08/20	Revised and redrawn
P6	15/09/20	Minor internal revisions

DRAWING USE
PLANNING
CLIENT
GLAVEN VALLEY HOMES
PROJECT
Roslyn Blakeney
ADDRESS
Back Lane, Blakeney

STATUS
S4-FOR STAGE APPROVAL

DRAWING TITLE		SIZE
PLOT 1 GENERAL		A3
ARRANGEMENT PLANS		
DRAWING NO.		REVISION
RBH-CF-ZZ-00-DR-A-1000		P6
CREATED	CHECKED	APPROVED
PB	MN	MN

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VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk



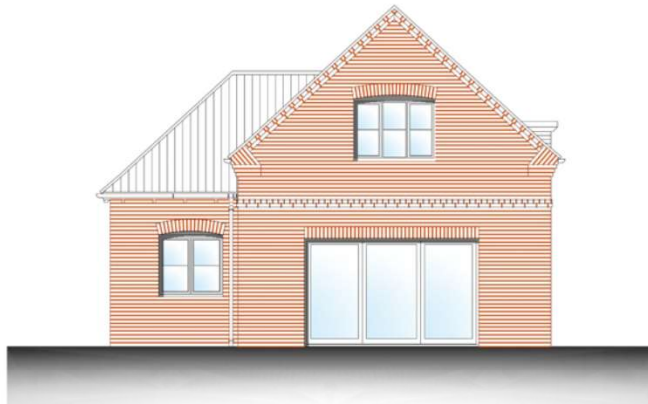
PLOT 2



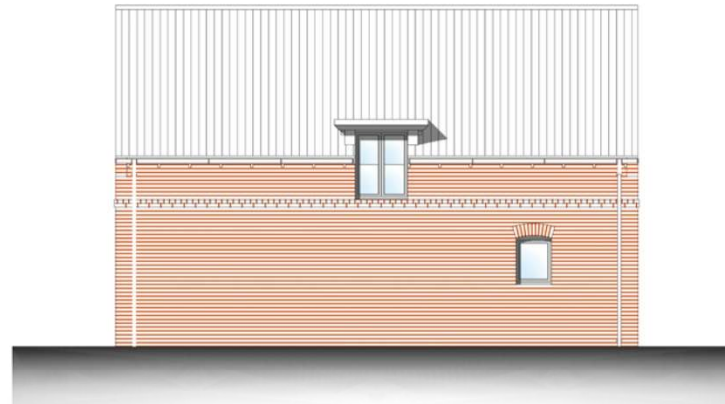
FRONT ELEVATION (TO STREET)



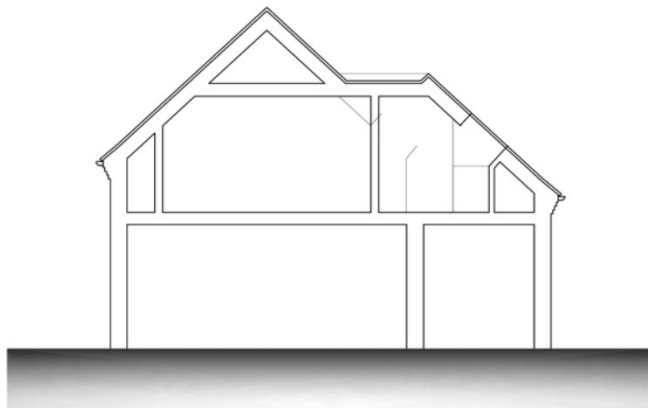
SIDE ELEVATION (TO THORPE CLOUD)



REAR ELEVATION (TO GARDEN)



SIDE ELEVATION (TO PLOT 1)



SECTION (SCHEMATIC)

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SCALE 1:100
0 1 2 3 4

NOTES
This drawing contains the following:

P1 04/10/19 Initial issue for comment
P2 31/01/20 Revised following client comments
P3 03/02/20 Flint and quoins added
P4 04/08/20 Revised and redrawn

REV DATE DESCRIPTION
P5 14/04/21 Front Elevation Photoshopped

DRAWING USE
PLANNING

CLIENT
GLAVEN VALLEY HOMES

PROJECT
Roslyn Blakeney

ADDRESS
Back Lane, Blakeney

STATUS
S4-FOR STAGE APPROVAL

DRAWING TITLE SIZE
PLOT 2 ELEVATIONS A3

DRAWING NO. REVISION
RBH-CF-ZZ-00-DR-A-2001 P5

CREATED CHECKED APPROVED
PB MN MN

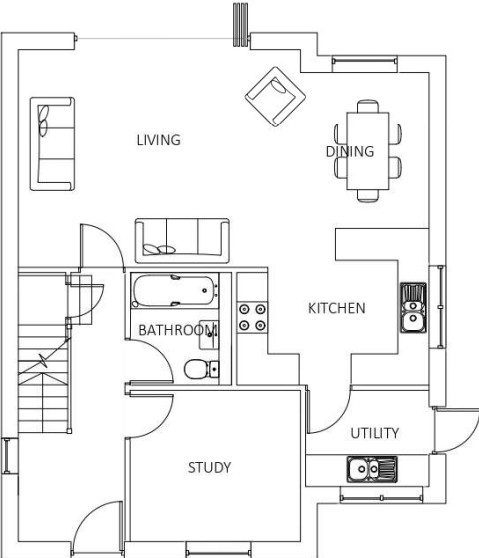
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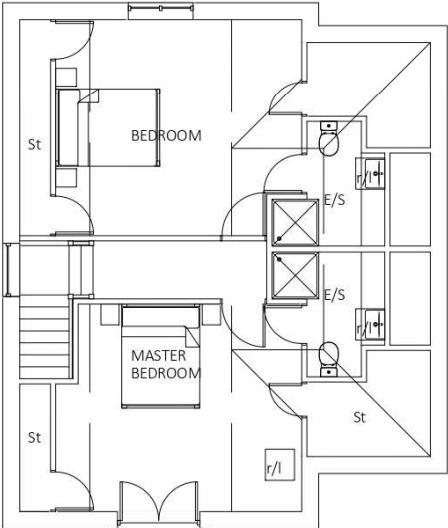
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Chaplin Farrant
Architects, Engineers and Cost Consultants

PLOT 2



GROUND FLOOR



FIRST FLOOR



ROOF

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NOTES
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REV	DATE	DESCRIPTION
P2	31/01/20	Amended following client comments
P3	06/03/20	Minor amendments
P4	19/03/20	Protrusion dim added to balcony
P5	04/08/20	Revised and redrawn

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S4-FOR STAGE APPROVAL

DRAWING TITLE		SIZE
PLOT 2 GENERAL ARRANGEMENT PLANS		A3
DRAWING NO.		REVISION
RBH-CF-ZZ-00-DR-A-1001		P5
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General view of Blakeney Quay



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