

Former Village Hall with Development Potential (STP)
 224.45 m² (2,416SqFt)

Development
 For Sale

LARGE ENOUGH FOR A 4 BEDROOM SINGLE STOREY DWELLING

ATTRACTIVE VILLAGE LOCATION, 2.5 MILES FROM A47

FREEHOLD WITH VACANT POSSESSION

LOCATED WITHIN HALVERGATE AND TUNSTALL CONSERVATION AREA

Halvergate Village Hall , Moulton Road, Halvergate, Norwich, Norfolk NR13 3PH

Halvergate (and Tunstall) is an attractive village situated in east Norfolk. The villages are low density and retain much of their rural charm. There are limited village facilities with a pub, a substantial period church and Halvergate Queen Elizabeth II cricket ground. The village looks to Acle for its local amenities but is easily accessible to both Norwich and Great Yarmouth.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.



Description

The subject property is a semi-detached village hall, which has recently closed, is of brick construction under a pitched slate and felt flat roof, with UPVC windows and doors throughout. Internally the hall comprises of a large hall, a fitted commercial kitchen, a bar and lounge area, various storage rooms and male and female WC facilities.

Externally there is gravel car park with boundary hedging.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross internal floor area:

Description	m ²	Sq Ft
Village Hall	224.49	2,416

Terms

The freehold interest in the property is available for sale at **£225,000 exclusive**.

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

Services

- Freehold
- Mains Water
- Electric
- Mains Drainage

EPC

The property has an EPC rating of: TBC

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing

harry.downing@arnoldskeys.com

DDi: 01603 216806

Guy Gowing

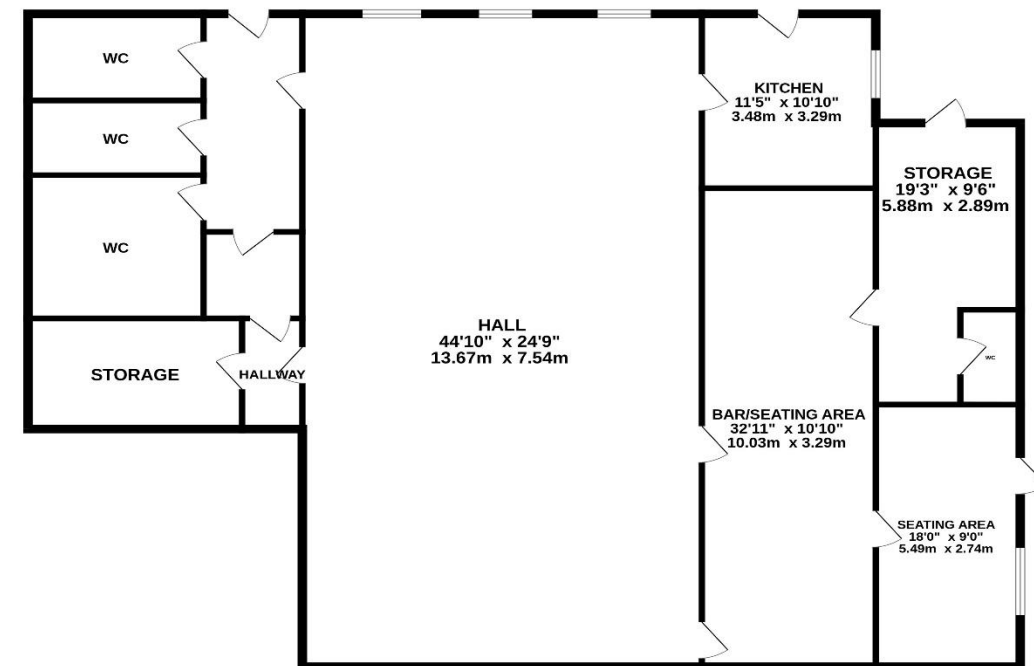
guy.gowing@arnoldskeys.com

DDi: 01603 216804

SUBJECT TO CONTRACT - HRD/njr/28427/120



GROUND FLOOR
2410 sq.ft. (223.9 sq.m.) approx.



TOTAL FLOOR AREA: 2410 sq ft. (223.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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