



The Piggery
Town Green
Wymondham
NR18 0BY

For Sale by online timed auction
Deadline 1pm on 14th of August 2024
Guide Price £40,000—£50,000



The Piggery, Town Green, Wymondham, NR18 0PN

For sale by online timed auction.

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Description

The property is located within the town centre of Wymondham, just off Town Green. The whole site is approximately 180m² comprising an original brick building with timber and tin additions. The building's last use was agricultural but the site has potential for conversion into other uses, subject to planning permission.

Tenure

Freehold with vacant possession.

Method of Sale

For sale by online timed auction closing at 1pm on Wednesday 14 August 2024.

Viewing

Internal viewing by appointment only.

Wayleaves, Easements and Rights of Way

The properties are sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars. The building is accessed via a pedestrian door off Westgate. Full details are within the legal pack.

Solicitor

Howes Percival Solicitors

Contact: Georgina Bullock (Nee Jones)

Telephone: 01603 580072

Email: georgina.bullock@howespercival.com

Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities. While we

How the auction works

Please see our Auction Buyers Guide brochure and our T&Cs on our website.

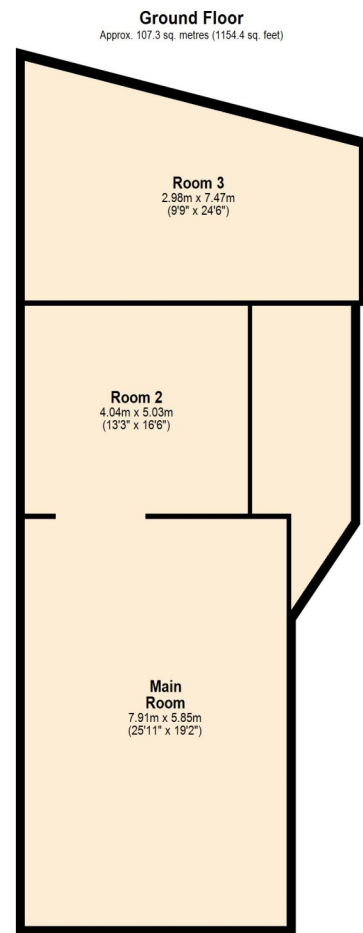
Administration fee

An administration charge of £750+ VAT (£900 per lot) will be payable by the purchasers to the agents upon exchange of contracts. A VAT receipt will be issued the day following the auction. These arrangements will include pre-auction and post-auction purchases. This fee is due immediately after the auction ends.

Location

///what3words: stubborn.joystick.subtitle

Closest postcode: NR18 0PN



Total area: approx. 107.3 sq. metres (1154.4 sq. feet)

10 Market Hill
Diss
Norfolk IP22 4WJ
t: 01379 651 931

33 Market Street
Wymondham
Norfolk NR18 0AJ
t: 01953 423 188

info@twgaze.co.uk
www.twgaze.co.uk

