

FOR SALE BY PRIVATE TREATY

For and on behalf of The Police and Crime Commissioner for Norfolk



FORMER SWAFFHAM POLICE STATION

GUIDE PRICE £400,000 + VAT

Former Swaffham Police Station,
West Acre Road, Swaffham, PE37 7LY

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- Site size of 0.18 hectares (0.44 acres approx.)
- Situated 0.4 miles from the centre of Swaffham
- Located approximately 15 miles south-east of King's Lynn
- Potential for redevelopment, subject to planning

Introduction

A former police station located in the market town of Swaffham which is situated on an overall site measuring approximately 0.44 acres.

Location

The property is situated in the north-west of Swaffham, less than half a mile from the centre. The town provides a range of amenities and services, including shops, large supermarkets, pubs, cafes, medical centres, schools and sports facilities.

Swaffham is located in the Breckland District of Norfolk with good road links. These include the A47 to a number of towns and cities including Norwich, King's Lynn and Peterborough. Thetford Forest Park is accessible via the A1065, approximately 11 miles from the site. The nearest train station is located in Downham Market, 16 miles from the site which has services to King's Lynn, Cambridge and London Kings Cross.

Description

The property comprises the former Swaffham police station which is situated on an overall site measuring approximately 0.44 acres. The police station comprises a 1960's two-storey brick construction with a flat roof and a single-storey element on the north side.

Services

The building is connected to all mains services, including gas, electricity, water and drainage. Interested parties should, however, make their own enquiries of the relevant authorities regarding the connection, capacity, adequacy and availability of all services for their intended use.

Rights of way

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

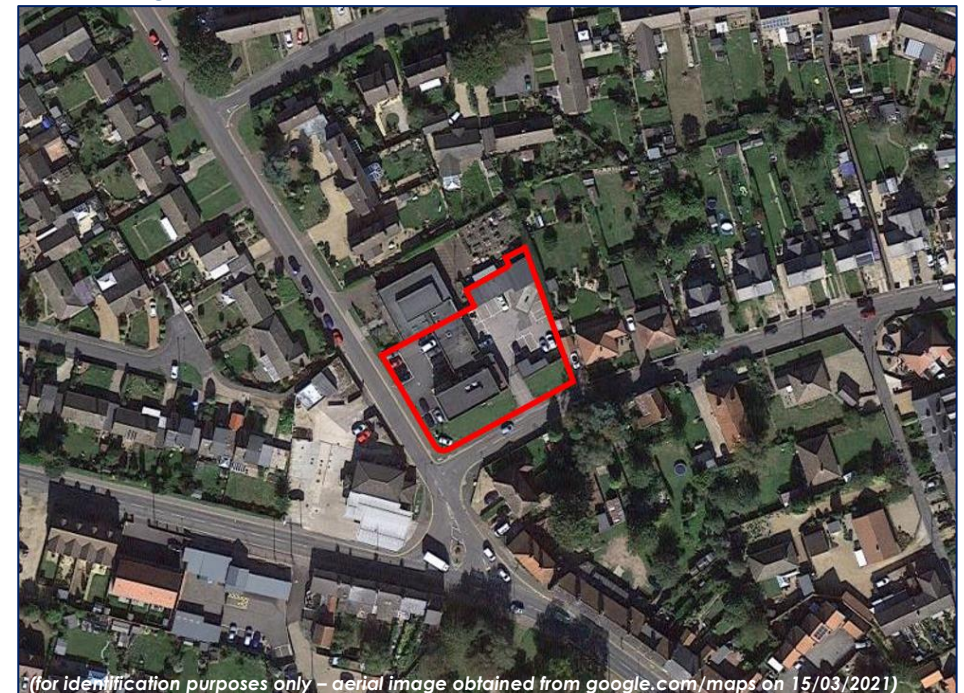
Local Authority & Planning

The Local Authority for this area of Norfolk is Breckland District Council. The site is being sold without the benefit of planning permission so any interested parties would have to make their own enquiries to the relevant authority regarding future development on this site.

Directions

The site is located on West Acre Road, Swaffham. The postcode is: PE37 7LY.

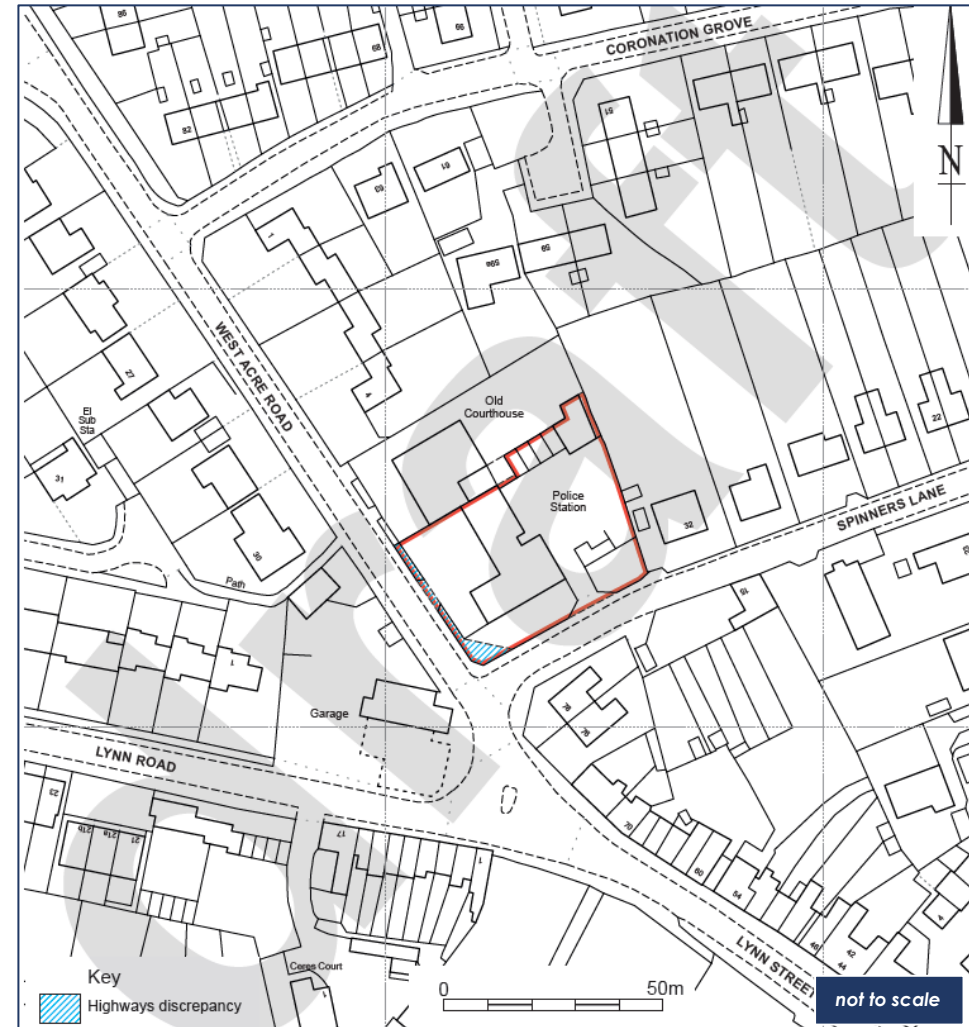
Aerial Image



Police Station



Sale Plan



Viewing

Due to the ongoing situation with Covid-19, all viewings will be on an appointment only basis at a specific time slot. We are also limiting all viewing party sizes to a maximum of three persons. Please contact the agents to make an appointment.

Health and safety

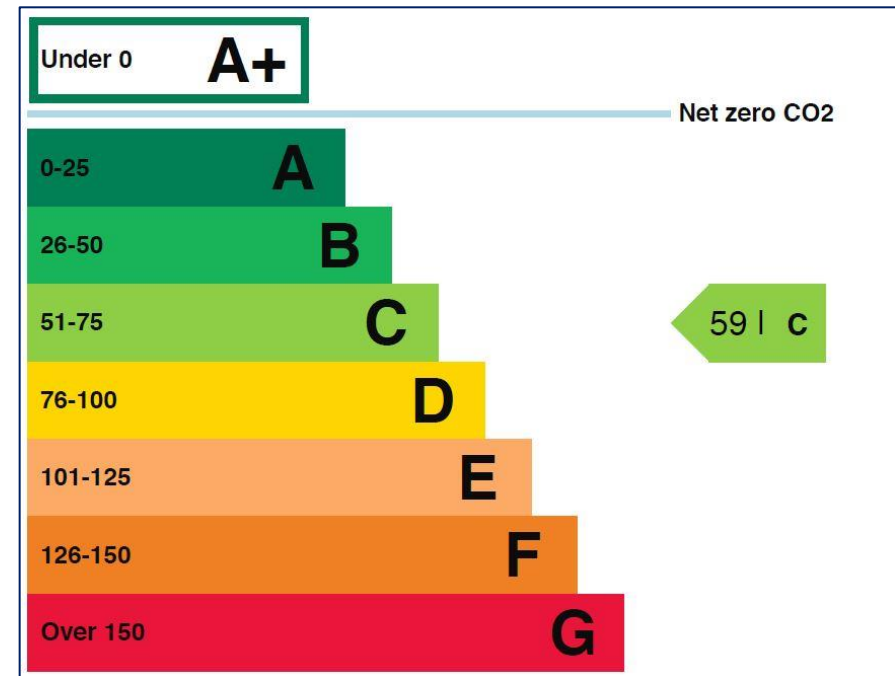
Care must be taken whilst viewing to avoid accident or injury. Save for death or personal injury caused by their negligence, neither NPS Group nor the vendor can accept any responsibility for any loss or damage, howsoever caused, whilst viewing the property and you are deemed to have accepted the terms of this disclaimer by entering on to the site.

Measurements

All measurements are approximate. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment.

Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. It is not to scale and its accuracy cannot be guaranteed.

EPC



Agents Notes

Please note the vendor (Police and Crime Commissioner for Norfolk) has elected to add VAT to the property and therefore any offer made is subject to VAT.

Important notices

NPS Group for itself and for the vendors of this property hereby gives notice that:-

1. These particulars are intended to give a general outline only, for the guidance of prospective purchasers and do not constitute the whole or any part of an offer or a contract.
2. All descriptions, dimensions, areas, references to condition and if necessary permission for use and occupation and their details are given in good faith and are believed to be correct. However, no guarantee of accuracy can be given, and any intending purchaser(s) must satisfy themselves by inspection, survey or otherwise as to the correctness of each of the statements contained in these particulars.
3. Neither NPS Group nor its employees have authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property.
4. No responsibility will be accepted for any expenses incurred by any intending purchaser(s) in viewing, inspecting, making further enquiries or submitting offers in respect of the property.
5. We will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars.
6. NPS Group is obliged under the Proceeds of Crime Act 2002 and the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to verify the identity of the purchaser of any description.

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, especially if contemplating travelling some distance to view the property.

The property is sold with all faults and defects whether of condition or otherwise and the vendor is not responsible for any such faults or defects, or for any statement contained in the particulars.

The purchaser shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the vendor or its servants or agents in relation to or in connection with the property.

Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action.

These particulars were prepared in March 2021, updated in August 2021.