

FOR SALE BY PRIVATE TREATY

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



School House, Ketteringham Lane, Hethersett, NR9 3DF

O.I.R.O £625,000 + VAT



- Spacious 4 bedroom detached house with double garage
- Plot size of 0.35 acres (approx.)
- Situated 4 miles to Wymondham and 6 miles to Norwich (approx.)

Ben Critchfield

T 07512 193172

E ben.critchfield@nps.co.uk

Jonathon Green

T 07512 193220

E jonathon.green@nps.co.uk

agency and estates management | integrated design services | surveying and maintenance | management and consultancy | partnerships and joint ventures

NPS, UNITY PLACE, AMSTERDAM WAY, NORWICH, NR6 6EQ

property.nps.co.uk

Description

A spacious detached property extending to over 220m² (STMS) and set on a plot of approximately 1/3 of an acre.

The house is set over two floors and provides accommodation of a large dining room/lounge, kitchen, utility room, study and WC on the ground floor, with the first floor providing a bathroom and four bedrooms with the master benefitting from an en-suite. The layout of the property is shown on the appended floor plan. The property benefits from a detached double garage, driveway and surrounding garden.

It is understood that the Council Tax Band for the property is F.

Location

School House is situated in the popular village of Hethersett, located six miles from the city centre of Norwich. Hethersett offers a variety of local amenities, including several shops, schools, a pharmacy and small supermarket, with the area being well served by road with the A47 and A11 both nearby. Norwich is within easy reach and provides a further wide range of amenities and leisure facilities, as well as a mainline Railway station and airport.

Note:- Interested parties should be aware that the property neighbours an active Police training facility.

Services

The building is understood to be 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 South Norfolk District Council.

Directions

The site is located on Ketteringham Lane in Hethersett, situated off the B1172/Norwich Road. The postcode is: NR9 3DF.

Viewing

Viewing will be strictly by arrangement only with NPS Group as the sole agents. Please note that we operate a block viewing policy with viewing at fixed dates. The viewing dates and times for this property are set out in the table below:

Date	Time
Friday 14 th June	09:30 – 10:30
Wednesday 19 th June	12:00 – 13:00
Monday 1 st July	15:00 – 16:00

Health & 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.



Method of Sale

This property is offered for sale by Private Treaty. Please note that the vendor (The Police and Crime Commissioner for Norfolk) will not consider any offers until after 28th June 2024.

Agents Note

Please note the vendor has elected to add VAT to the property and therefore any offer made is subject to VAT. Interested parties should make their own enquiries in regard to any disapplication or payment of VAT.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

(a full copy of the EPC can be obtained from :- <https://www.gov.uk/find-energy-certificate>)

Important Notices

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

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.

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.

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.

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.

We will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars.

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.

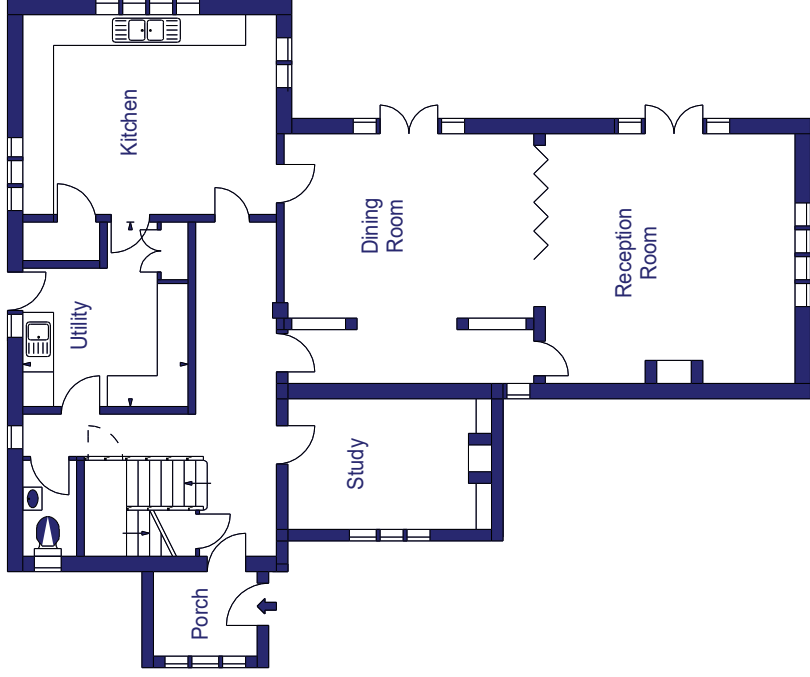
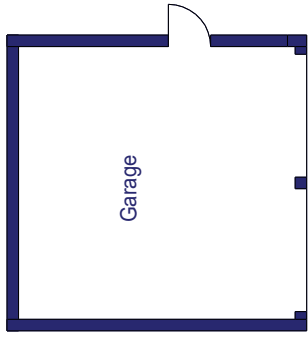
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, especially if contemplating travelling some distance to view the property.

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.

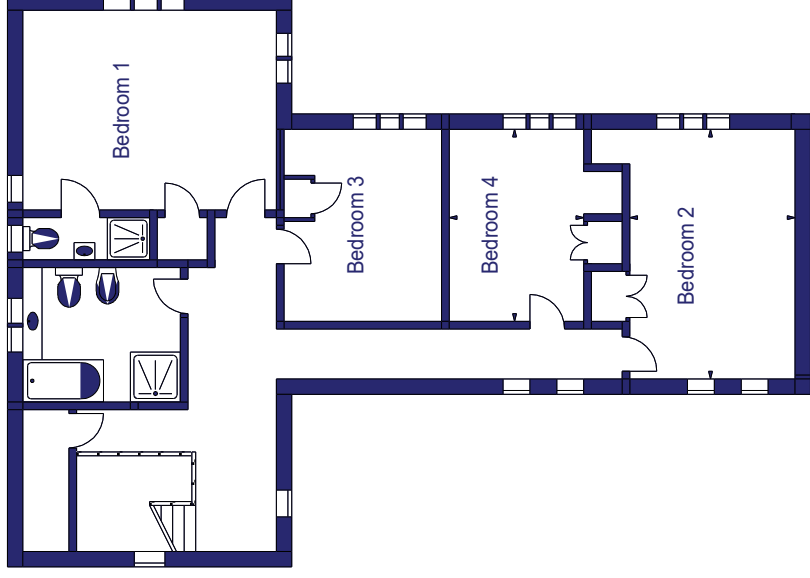
The purchaser shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the vendor or its 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 May 2024.



GROUND FLOOR



FIRST FLOOR