



FENLAND LODGE

Race Course Road, Terrington St Clement, King's Lynn, Norfolk

For Sale as a Whole

BROWN & CO



INTRODUCTION

Fenland Lodge comprises a large general purpose building, with a cement fibre roof and corrugated metal sheet cladding to the lower walls. The building is set in a pleasant rural location within approximately 5.50 acres. The total floor area is approx. 128 m². The main site is circa 4.25 acres and there is an additional parcel to the north west of the property of circa 1.25 acres suitable for grazing.

The building has Prior Approval consent under Class Q of the Town and Country Planning (General Permitted Development) Order 2015 for conversion of the building into a single 3 bedroom dwelling which was obtained on 11th May 2022.

LOCATION

The property is located to the west of Race Course Road within the parish of Terrington St. Clement with easy access to the A17 to the south.

Terrington St Clement is an attractive rural Norfolk Village with an extensive array of local amenities including a Public House, Co-op supermarket, Junior and Secondary Schools, bakery, barbers, butchers, surgery, hardware shop, takeaways, farm shop, fuel station, post office and a newsagent.

The property is less than 10 miles from Sutton Bridge and King's Lynn. The market town of King's Lynn offers wider shopping, recreational facilities and benefits from a mainline train station to Ely, Cambridge and London.

AGENT'S NOTE

The property lies in flood zone 3. Please see the planning statement submitted as part of the application for further information available on the King's Lynn and West Norfolk Borough Council Planning Website.

Viewers are to be vigilant when viewing the property due to the potential presence of asbestos.

METHOD OF SALE

The property is offered for sale by Private Treaty as a Whole.

TENURE & POSSESSION

The property is offered for sale Freehold with Vacant Possession.

TOWN & COUNTRY PLANNING

The local authority for this area is the King's Lynn and West Norfolk Borough Council. A copy of the consent, supporting documents and plans can be viewed from the King's Lynn and West Norfolk Borough Council's planning website, reference number 22/00549/PACU3. Please note the deadline for **completion** of the conversion in accordance with the Prior Approval is 11th May 2025.

SERVICES

Interested parties should make their own enquiries of the relevant authorities regarding the connection, capacity, adequacy and availability of all services for their intended use.

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale unless specially referred to in these particulars.

WAYLEAVES, EASEMENTS & 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.

There is a public right of way crossing part of the site as indicated in green on the sale plan. A proposed new public right of way is under discussion as indicated in orange.



EXCHANGE OF CONTRACTS & COMPLETION

Exchange of contracts will take place within 21 days of receipt by the purchasers' solicitor of a draft contract with completion no later than 28 days thereafter. A deposit of 10% of the purchase price will be payable on exchange of contracts.

VAT

Should any sale of the property, as a whole, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the buyer in addition to the contract price.

HEALTH AND SAFETY

Neither the seller nor the selling agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk. We therefore ask viewers to be careful and vigilant whilst on the holding.

DISPUTES

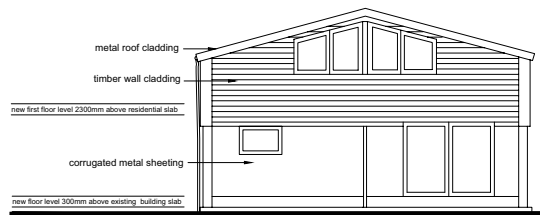
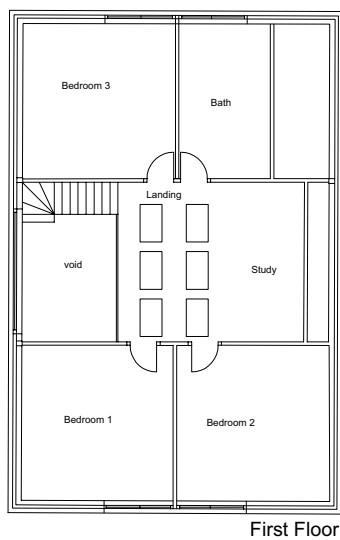
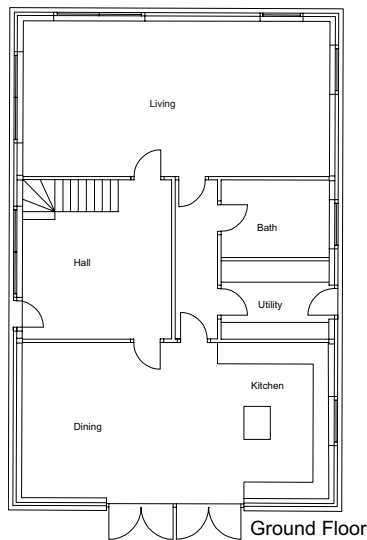
Should any disputes arise as to the boundaries or any matters relating to these particulars or, the interpretation thereof, the matter will be referred to an Arbitrator appointed by the Selling Agents.

ANTI MONEY LAUNDERING LEGISLATION

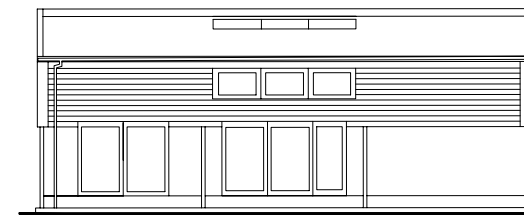
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

VIEWING

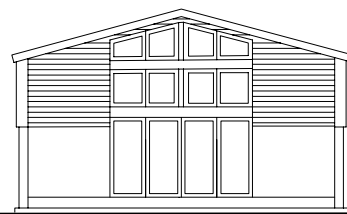
Strictly by appointment with the agents Brown & Co.



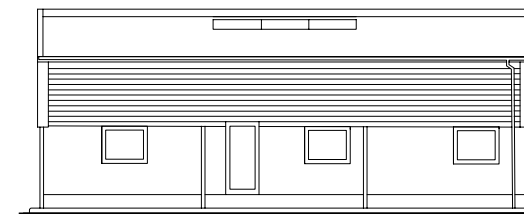
South-West



South-East



North-East



North-West

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in June 2023. Brochure by wordperfectprint.com.

Market Chambers, 25-26 Tuesday Market Place, Kings Lynn, Norfolk PE30 1JJ
01553 770771 | grace.whitehead@brown-co.com

