



# ST PETERS FARM BARN

Middle Drove, Marshland St James

Guide Price: £125,000

**BROWN & CO**

**A fantastic residential conversion opportunity for a single three bedroom dwelling.**

## INTRODUCTION

St Peters Farm Barn comprises two agricultural buildings located to the east of Middle Drove, Marshland St James, in rural West Norfolk which have received 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 three bedroom dwelling which was obtained on 16th February 2024.

## LOCATION

The site is rurally located east of Middle Drove within the village of Marshland St James, 8 miles to the north-west of Downham Market.

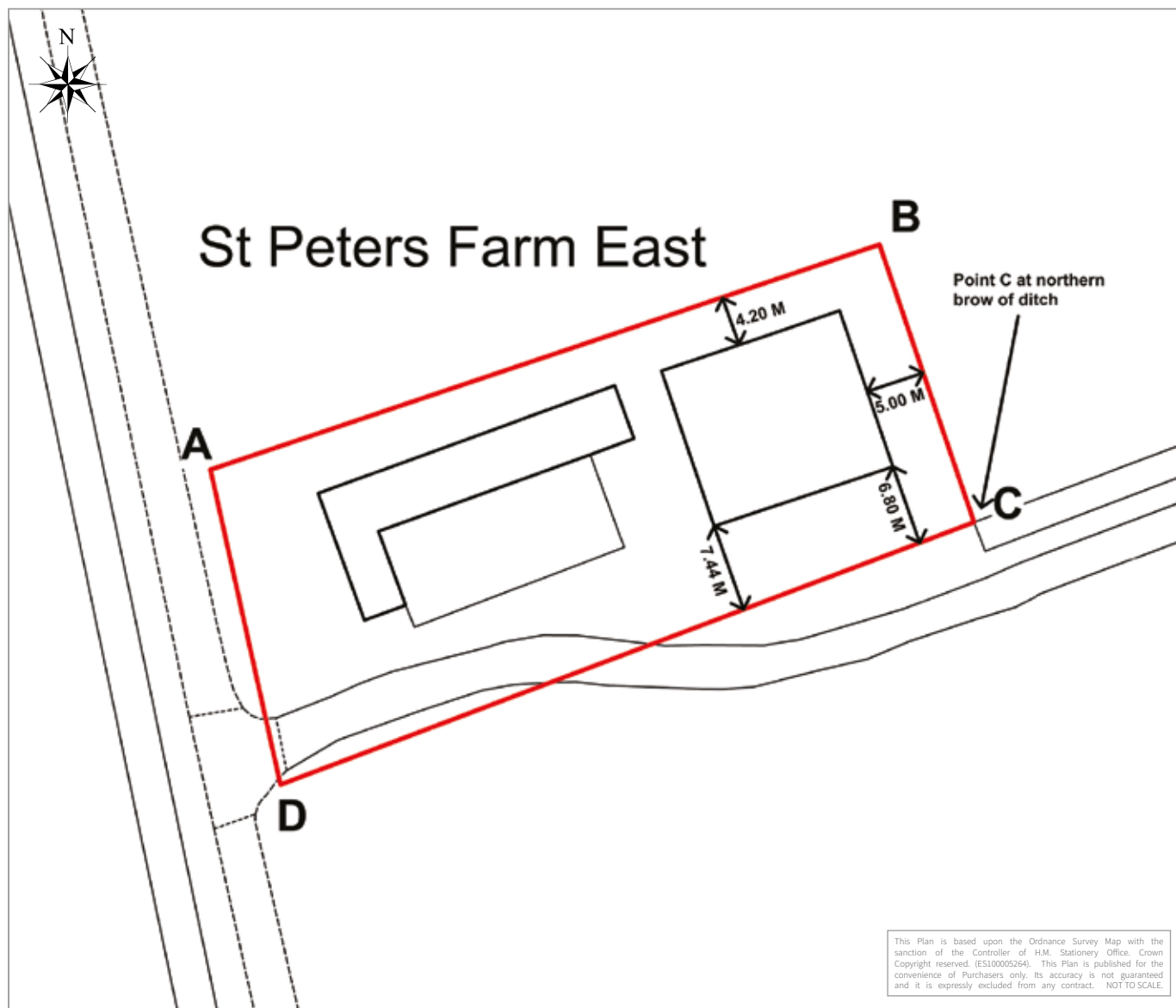
The village of Marshland St James is a well known West Norfolk Fenland village which is situated circa 7 miles from Watlington main line train station to Ely, Cambridge and London. The village offers local amenities including a public house, playing fields and community centre with further amenities found in the adjacent village Emneth. Educational and leisure facilities can be found locally in Wisbech and King's Lynn which is circa 14 miles away.

Approximate postcode: PE14 8JT

what3words: ///capacity.hardback.tablets

## DESCRIPTION

The building comprises a steel portal framed single storey structure with a lean-to extension and concrete floor. There is steel grain walling to half height and corrugated asbestos cladding and roof with plastic rainwater goods. The total floor area is approx. 218m<sup>2</sup> (2347ft<sup>2</sup>) in all the property extends to approximately 0.38 acres.







## TOWN & COUNTRY PLANNING

A copy of the application and supporting documents can be viewed from King's Lynn and West Norfolk Borough Council's planning website, reference number 23/01646/PACU3. Please note the deadline for **completion** of the conversion in accordance with the Prior Approval is 16th February 2027.

Under the current plans the accommodation will comprise; entrance hall, three bedrooms, open plan kitchen/dining room, living room, two bathrooms and WC.

## AGENT'S NOTE

The property lies in flood zone 3. Please see the planning statement submitted as part of the application, further information is available on the King's Lynn and West Norfolk Borough Council Planning Website reference number 23/01646/PACU3.

The purchaser will be responsible for fencing on the northern, eastern and southern boundary between points A-B-C-D on the sale plan within 6 months from the date of completion. The type of fencing is to be a minimum standard of stock proof fencing.

## 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.

## 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.

## 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.

## 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 & 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

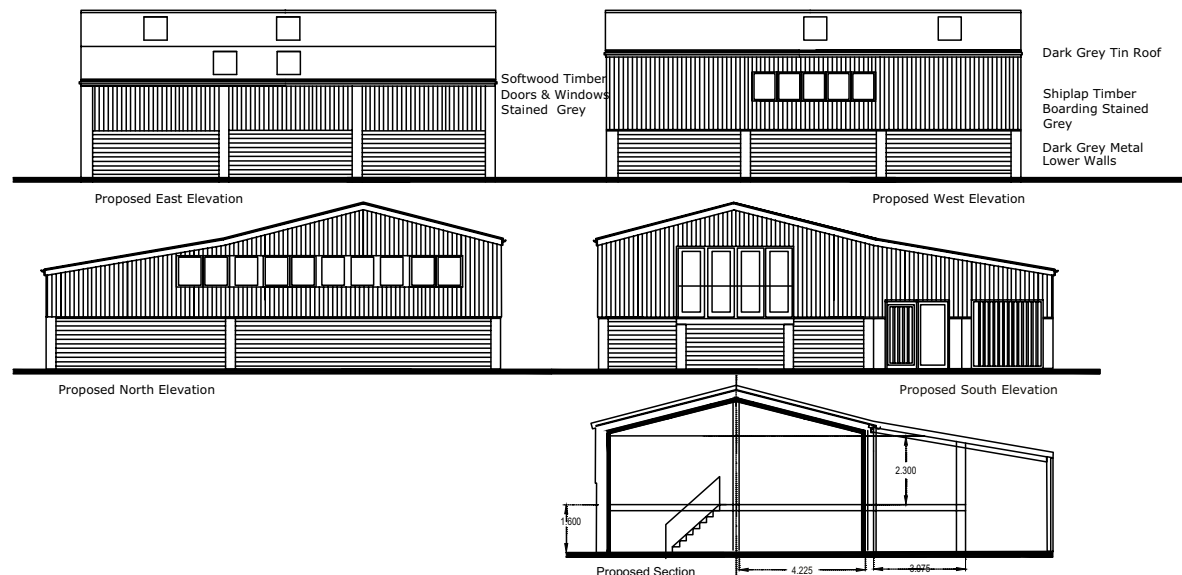
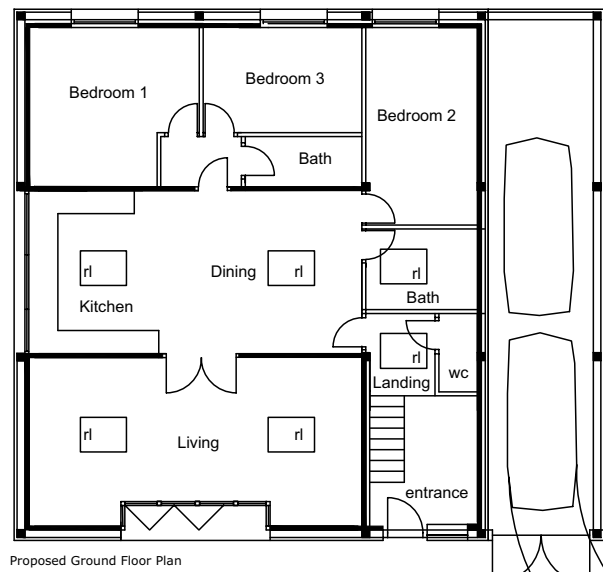
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

## VIEWING

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

Strictly by appointment with the agents Brown & Co.

Grace Whitehead  
Grace.Whitehead@brown-co.com  
01553 770771



## 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 April 2024. Brochure by wordperfectprint.com.

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