

# Cruso & Wilkin

## FOR SALE

**4 bedroom detached bungalow together with commercial garage/workshop with development potential (subject to planning)**

**Main Road, Scarning, Norfolk**



- Freehold with Vacant Possession
- Great Development Potential (subject to planning)
- Available as a Whole
- Spacious 4-bedroom property
- Accessible location

**Guide Price: £850,000**

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The Estate Office, Church Farm, Hillington, King's Lynn,  
Norfolk, PE31 6DH  
Tel: 01553 691691

**Description:**

Cruso & Wilkin are delighted to offer for sale this detached 4 bedroom bungalow know as Vitellie, situated in Main Road, Scarning, Norfolk. Built under red tiled roof rendered brick construction.

The bungalow is in reasonable state of repair but requires some modernisation. Together with commercial garage/workshop site know as Mid Norfolk Canopies and Trailers. This has a forecourt that is no longer in use for the selling of fuel. The Workshop and stores are in reasonable state of repair.

**Location & Directions:**

The bungalow and garage/workshop are situated in the middle of the village of Scarning on the main road to Dereham which lies approximately 2 miles to the East of the village.

**Tenure & Possession:**

The freehold property is offered for sale with vacant possession, available as a whole.

**Access:**

The properties have separate access, and both can be accessed from the main road which is a public highway.

**Services:**

The property benefits from mains water and sewage for the bungalow together with mains electricity. The garage and workshop have mains water and sewage and 3 phase electric supply.

**Vitellie, Main Road, Scarning, NR19 2PG****Accommodation**

Porch covered front door leading to :  
Large Hallway.

Sitting room with open fireplace.

Dining room.

Study/bedroom with en-suite

Kitchen with AGA leads to utility room and back door with conservatory, leading to rear garden.

Pantry cupboard.

Downstairs wc & washbasin.

Cupboard under stairs.

Stairs leading to:

Double bedroom with built in cupboard.

Double bedroom.

Single bedroom with airing cupboard and loft access.

Bathroom with WC and washbasin.

**Outside**

Paved entrance driveway leading to an off-road parking area to the side of the bungalow. Lawned garden area with mature trees and hedges to the front and rear enclosed by a low brick wall across the front of the property.

**Energy Performance Certificate (EPC)**

The bungalow has an EPC rating of an E. A copy of the certificated is available upon request.

**Local Taxation**

The property is within the catchment area of Breckland District Council and Vitellie falls within Band C.

**Buildings**

Mid Norfolk Canopies and Trailers buildings consists of the following:

- Garage forecourt with canopy but no pumps.
- Rendered brick offices with reception area and storage room under galvanised iron roof. There is a mezzanine area for storage upstairs.
- Nissan hut workshop with concrete floor and electricity, steel portal frame part brick walls under galvanised iron sheeting. Attached to the side runs a brick building under asbestos roof with four storerooms and wc facilities.
- Large sliding galvanised door to the rear leading to large hardcore enclosed yarded area, with further enclosures near the entrance to the road.
- Outside the forecourt is all hard standing mainly of concrete and hardcore.
- Ring fence security

**Flooding**

The property falls within Flood Zone 1 and is not liable to flooding.

**Viewing:**

Strictly by prior appointment with the Vendor's Agent, Cruso & Wilkin, tel. 01553 691691. All viewings to be conducted during daylight hours only, on foot, with a copy of these particulars in hand.



**Wayleaves, Easements & Rights of Way:**

The property is offered, subject to and with the benefit of all existing rights of way whether public or private light support drainage or water electricity supplies and other rights and obligations easements quasi-easements and restrictive covenants and all existing and proposed wayleaves, poles, masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to herein or not.

**Town & Country Planning:**

The property is offered subject to any existing Development Plan, Tree Preservation Order, Ancient Monument, Town Planning Schedule, or Resolution which may be or may come into force.

The Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

**Boundaries, Plans, Areas Schedules & Disputes:**

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the sale or entitle any party to compensation in respect thereof.

Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the selling Agents whose decision acting as experts shall be final.

**Value Added Tax:**

Should the sale of this property, or any rights attached to it, become chargeable to Value Added Tax, then the tax at the prevailing rate will be payable by the Purchaser in addition to the contract price.

**Money Laundering Regulations:**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Agent's Note:**

For clarification we wish to inform prospective Purchasers that we have prepared these sale particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Interested parties should

arrange their own test to ensure these are in working order.

**Health & Safety:**

Given the potential hazards of a commercial garage/workshop, we would ask you to be as vigilant as possible when making an inspection for your own personal safety. We request that children are kept under strict supervision.

**Local Authorities:**

Breckland District Council, Elizabeth House, Walpole Loke, Dereham, Norfolk. NR19 1EE  
Tel: 01362 656870

Norfolk County Council, County Hall, Martineau Lane, Norwich. Norfolk. NR1 2DH  
Tel: 0344 800 8020

Particulars & Photographs Prepared: August 2022

**IMPORTANT NOTICES:**

Cruso & Wilkin for themselves and for the Vendors or Lessors of this property, whose Agents they are, give notice that all statements contained in these particulars as to this property are made without responsibility on the part of Cruso and Wilkin, their joint Agents or the Vendors or Lessors 1. These particulars are set out as a general outline for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given, having (for the purposes of Consumer Protection from Unfair Trading Regulations 2008) taken all reasonable steps to avoid committing an offence. Nonetheless, such statements do not constitute any warranty nor representation by the Vendor. Further, such statements are accurate only to the best of the present information and belief of the Vendor. We have not been instructed to carry out a physical survey of the property, a structural survey, nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over or attached to the property (whether referred to or not within these particulars). 3. No person in the employment of Cruso & Wilkin has any authority to make or give any representations or warranty whatever in relation to this property, nor is such representation or warranty given by Cruso & Wilkin or the Vendors of the property.

