

Cruso & Wilkin

**On the Instruction of the Heacham Parish Council
FOR SALE BY INFORMAL TENDER**



**The Old Dairy, Heacham PE31 7ET
Available as a Whole or in Two Lots
(Subject to Contract)**

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The Estate Office, Church Farm,
Station Road, Hillington, King's Lynn,
Norfolk PE31 6DH

Description:

Cruso & Wilkin are delighted to offer The Old Dairy site, Pound Lane, for sale by Informal Tender.

This development property will be available as a whole or in two lots comprising of:

Lot 1: The Old Dairy Building and yard area

Lot 2: The Principal Building, Float Shed and yard



Lot 1: The Old Dairy Building Ground Floor Approx. 125.16m² First Floor Approx. 62.93m²

The main two storey building is of brick and carrstone construction. On the eastern elevation there is a single storey extension of brick construction under a flat roof, mineral felt covering, (partially collapsed). The main building has three roller shutter doors and two personnel doors. The first personnel door (north) leads to a corridor with stairs providing access to the first floor, formerly office accommodation. The second personnel door provides access to the ground floor consisting of two main rooms previously used for refrigeration and storage purposes.

Lot 2: The Barn and Store Approx 90.75m²

The principal building is of brick and steel frame construction with concrete floor previously used as a storage/garage area. The building is open-fronted to the western elevation. Historically, we understand the building was serviced with electricity. Part of the building benefits from a second floor, however, access was not available as there are no stairs.

The Float Charging Shed

The float shed is a single storey open-fronted store, previously used as the charging point for the Milk Floats. The property is principally of brick construction with a steel frame and a mono-pitched corrugated, fibre cement roof.

Agents note part of this building houses the UK Power Networks Electricity Substation.

The yard area is laid to tarmac, having vehicular access from Pound Lane and also High Street, and pedestrian access from the High Street.

Location & Situation:

The Old Dairy is situated within the village centre of Heacham, which lies 14 miles north of King's Lynn, and 3 miles south of Hunstanton.

This sought after village location is in close proximity to amenities including a Post Office opposite the site, together with gym, bakery, primary school and supermarkets. In addition, the village benefits from a bus route to the neighbouring towns.

Directions:

From the A148 main road between Kings Lynn and Hunstanton, as you reach Heacham village turn left onto Lynn Road. Follow this road for approximately 600 metres and turn left onto the High Street. After approximately 150 metres the property is located on your right-hand side, opposite the Post Office and at the convergence of Pound Lane.

Postcode: PE31 7EP



Terms of Sale:

The site is initially offered for sale by Informal Tender.

Tenure & Possession:

The property is to be sold freehold with the benefit of vacant possession upon completion.

Access:

The access to the property is off Pound Lane and via the High Street.

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, and all or any other rights whether referred to herein or not.

Services:

We are advised that the site has historically been serviced with mains water electricity and drainage. Prospective Purchasers will have to make their own judgements as to whether these services are still connected to the site or re-connection charges.

Measurements & Other Information:

All measurements are approximate. While we endeavour to make our details accurate and reliable. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Viewing:

The site is locked and all viewings will be strictly by prior appointment through the offices of the Sole Selling Agents, on foot with a copy of the particulars in hand, Cruso & Wilkin (contact Alex Ison).
Tel: 01553 691691

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 Purchasers 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.

Local Authorities:

Borough Council of King's Lynn & West Norfolk
King's Court, Chapel Street, King's Lynn, Norfolk
PE30 1EX. Tel. 01553 616200

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

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. There have been some historic applications approved for the site, but these have lapsed, prospective purchasers must satisfy themselves with regards planning.

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.

Agent's Note:

For clarification we wish to inform prospective Purchasers that we have prepared these 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 associated with this site, we would ask you to be as vigilant as possible when making any inspections for your own personal safety. We request that interested parties do not attend the site with either children or dogs.

Photographs Prepared:

October 2023

Particulars Prepared:

October 2023



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.

