

Cruso & Wilkin

FOR SALE BY PRIVATE TREATY

Tanrose Lodge, Well Creek Road, Outwell, Wisbech

Immaculate Four Bedroom Detached Bungalow



Subject to an Agricultural Occupancy Condition

Guide Price: £430,000

(Subject to Contract)

Freehold with Vacant Possession

Adam Case: 01553 691691
apc@crusowilkin.co.uk

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

Description:

The property is a large, detached bungalow of brick construction, with the benefit of UPVC windows offering a large family home set within landscaped gardens. There is a private access driveway to the property, together with numerous outbuildings and garaging. An additional area of approximately 1 acre (STS) is available with the property, having the potential to be used as pony paddocks, allotment or garden, subject to planning.

Location & Situation & Access:

The property can be accessed via Well Creek Road in the village of Outwell, which has many local amenities of shops, schools, restaurants and pubs. The property is 7 miles south east of Wisbech and 7 miles west of Downham Market; having good public transport links to Ely, Downham Market and Cambridge.

What 3 Words: arose.dried.bunny

Accommodation:

The property comprises the following accommodation:

Entrance Hall:

Carpeted with radiator, airing cupboard and loft access. Leading to:

Kitchen (4.16m x 3.89m):

Bespoke kitchen units with downlights, laminate floor, integrated appliances, electric hob and stainless steel sink.

**L Shape Sitting/Dining Room (7.57m x 5.03m) (3.97m x 3.51m):**

L shape room with radiators, part laminate flooring in the dining room, area with a small step down into the part carpeted sitting room area.

Conservatory (4.12m x 3.37m):

Tiled floor, radiator and plastic roof.

Bedroom 1 (3.56m x 3.26m):

Double bedroom, with built in wardrobes, radiator and carpet.

Bedroom 2 (4.30m x 3.23m):

Double bedroom, radiator and carpet.

Bedroom 3 (3.12m x 2.39m):

Single bedroom, radiator and carpet.

Bedroom 4 (Gross 2.55m x min 2.25m):

Single bedroom, radiator and carpet.

Bathroom (2.72m x 2.55m):

Whirlpool bath, electric shower, W.C. wash-hand basin, tiled floor and heated towel rail.

Back Conservatory (4.73m x 1.99m):

Tiled floor, radiator and plastic roof. Leading to a boiler room and W.C. with wash-hand basin.

Outside:**Gardens and Grounds:**

The front of the property contains maintained landscaped gardens with shrub and lawned areas with a paved driveway. The rear of the property has a enclosed patio area, with a low brick wall.

Single garage:

Brick construction with up and over roller door.

There are a further two double garages with electric roller shutter doors, benefitting from mains electricity and LED lighting. There also is additional storage shed located within the acre of land (STS).

Tenure & Possession:

The property is to be sold with vacant possession.

Terms of Sale:

The property is for sale by private treaty subject to the Agricultural Occupancy Condition.

Agricultural Occupancy Condition

The property is subject to an Agricultural Occupancy Condition. The occupation of the dwelling shall be limited to persons employed or last employed full time locally in Agriculture as defined by *Section 290(1) of the Town and Country Planning Act*, and/or in forestry and the dependents of such person. For more information, please contact the selling Agent.

Services:

The property is serviced with mains electricity, oil fired central heating and drainage.

Development Covenant/Overage:

The sale of the land with the property, taking into account its location, will be subject to a development overage, the details of which will primarily include a provision whereby 50% of any non-agricultural or residential development value over and above the existing use will be reserved for a term of 15 years from the date of completion.

The development overage will "trigger" upon the sale of the land with the benefit of planning permission or the implementation of planning permission. Any associated living accommodation to be built on the land will "trigger" the overage.

Interested parties are invited to discuss any variation to these proposals with the Agents.

Energy Performance Certificate:

The Energy Performance Certificate (EPC) on this property has expired, the particulars will be updated in this respect upon completion of the new EPC.

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.

Money Laundering Regulations:

Intending Purchaser 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.

Viewing:

Strictly by prior appointment with the Vendor's Agent, Cruso & Wilkin, tel. 01553 691691. All viewings to be conducted during daylight hours only.

Sporting, Timber & Mineral Rights:

These rights insofar as they are relevant and are owned are included in the freehold subject to statutory exclusion.



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.



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 Agent 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.

Local Authorities:

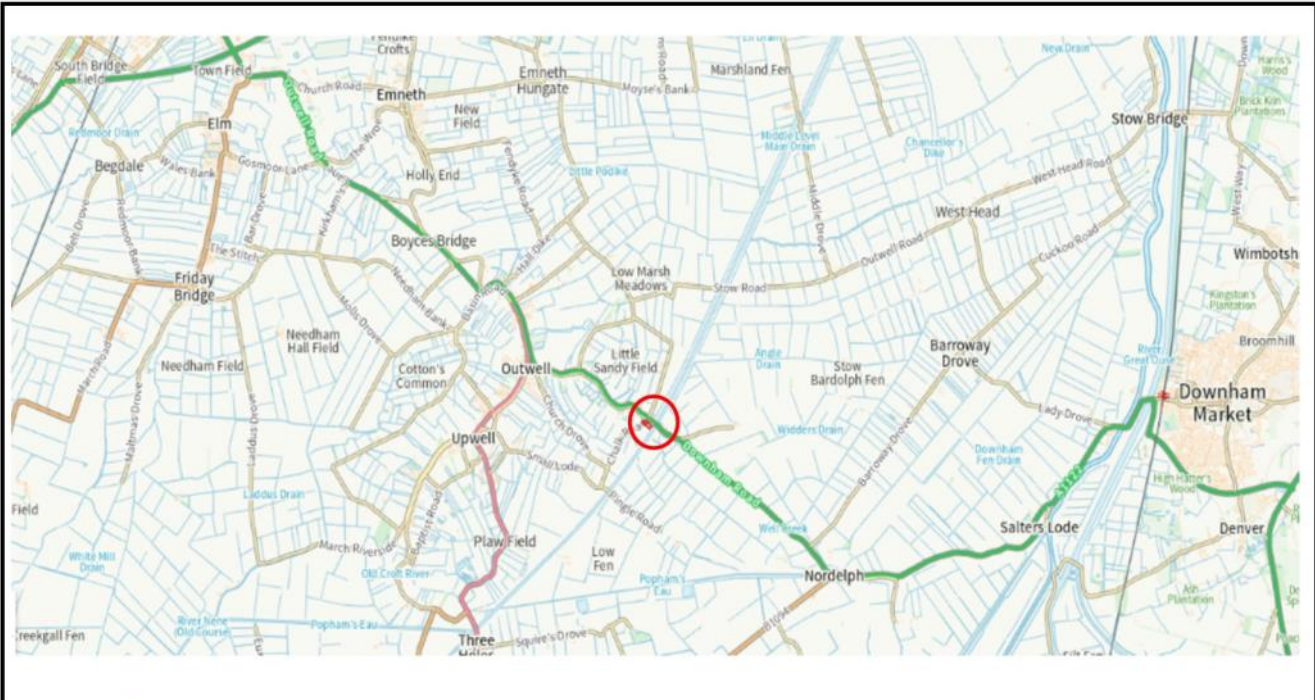
Borough Council of King's Lynn & West Norfolk: Kings Court, Chapel Street, King's Lynn, Norfolk PE30 1EX. Tel. 01553 616200

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

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.

Particulars & Photographs Prepared: February 2024



Cruso & Wilkin

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

Tanrose Lodge, Well Creek Road, Outwell, Wisbech

Scale	Date	Reference	Notes
Not to scale	February 2024	APC/ ART/470/29	This plan is published for the purpose of identification only, and, although believed to be correct its accuracy is not guaranteed.

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Sale Plan - Tanrose Lodge

Land App

