

Cruso & Wilkin

FOR SALE

**Traditional Barn Conversion Opportunity
with 1 hectare (2.47 acres) of Grazing Land (STMS)
(Subject to Planning)**



**Offers in the Region of £275,000
(Subject to Contract)**

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apc@crusowilkin.co.uk

Cruso & Wilkin, The Estate Office, Station Road,
Hillington, King's Lynn, Norfolk PE31 6DH

Description:

A single enclosure of permanent pasture with agricultural buildings extending in all to 1 hectare (2.47 acres) or thereabouts, with potential for planning.

Building:

A former crew yard with a traditional barn of flint and brick construction, extending approximately 1400 sq ft, with shutter doors under a fibre cement roof together with a timber framed lean-to. Potential for conversion for a residential dwelling subject to planning permission.

Location & Directions:

The property is located between the rural village of Shipdham and the market town of Dereham. Dereham benefits from a vast range of amenities including shops, a leisure centre, several schools ranging from nursery level through to key stage five, as well as numerous pubs and restaurants. In addition, Dereham hosts a market two days a week. The cathedral city of Norwich is situated approximately 25 miles to the east of Daffy Green Farm, with Wells-next-the-Sea on the North Norfolk coast approximately 25 miles to the north of the property.

What 3 Words: headers.level.stored

Postcode: IP25 7QQ

Access:

The property is accessed via gateway off Shipdham Lane.

Terms of Sale:

The property is offered for sale by private treaty. The Vendor and their Agent reserve the right to invite best and final offers and/or offer the property for sale by private auction.

Tenure and Possession:

The property is freehold and will be offered for sale with the benefit of vacant possession upon completion.

Sporting, Timber & Mineral Rights:

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

Services:

The site was previously used as a crew yard. We have not had sight of any services but believe there will be some present.

Development Covenant/Overage:

There are no associated development clause or overage on the property.

Nitrate Vulnerable Zones:

The land forms part of the Drinking Water Safeguard Zone Surface Water S397—Tud NVZ.

Health & Safety:

Given the potential trip hazards, we would ask you to be vigilant as possible for your own personal safety when viewing. The owner cannot be held responsible for any incidents or accidents while lone viewing.



1 Hectare (2.47 acres (STMS))
Red Outline - Not to Scale and
for Identification Purposes
only

Wayleaves, Easements and 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.

Boundaries, Plans, Areas, Schedules and 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 nor 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.

Measurements and Other Information:

All measurements are approximate and areas are based on the Land Registry parcels. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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

Viewing:

Viewing is accompanied and strictly by prior appointment only with the Vendor's Agent, Cruso & Wilkin.

Exchange of Contracts and Completion:

A 10% deposit will be payable upon exchange of contracts.

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.

Value Added Tax:

Any guide price quoted or discussed is exclusive of VAT; in the event that the sale of the property or any part of it, or any right attached to it, becomes 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 Authority:

Breckland 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

Planning:

There is no planning permission in place, potential purchasers are to make their own provisions for further planning information.

Health and Safety:

For your own personal safety we would ask you to be as vigilant as possible when making an inspection.

Agent Details:

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

Adam Case

Email: apc@crusowilkin.co.uk

Telephone: 01553 691691

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.

Photographs Prepared: May 2024

Particulars Prepared: June 2024

