

An aerial photograph of a farm property. In the foreground, there is a large, long, light-colored metal-roofed barn. To its right is a smaller, two-story brick house with a dark roof. Behind the barn, there are several other outbuildings, including a smaller brick structure and a larger one with a blue roof. A paved area is visible between the buildings. In the background, there are stacks of materials, possibly bricks or tiles, and a large green field. The property is surrounded by trees and a fence line. The overall scene is a well-maintained farm with various structures and a large yard.

Cruso & Wilkin

For Sale

**Myrtle House Farm, Terrington St John
Development Opportunity,
Residential Property together
with outbuildings and yard**

A Unique Development Opportunity

Situated on Church Road, Terrington St John, Wisbech, PE14 7SA.

Myrtle House Farm comprises of a detached 3 bedroom residential property together with a barn of traditional construction and former cold store building, yard area and gardens extending in all to approximately 0.72 Ha (1.77 acres) available as a whole, situated on the edge of the village of Terrington St John in Norfolk.

Location, Situation and Directions:

Terrington St. John, situated approximately eight miles from both market towns of King's Lynn and Wisbech, offers a rural lifestyle with convenient access to urban amenities. The village boasts essential services such as the Church of St John, a primary school, a modern doctors surgery, pharmacy, a village shop, fish and chip shop, petrol station and the welcoming atmosphere of both The Barn Restaurant and The Woolpack public house. With excellent bus connections to King's Lynn and Peterborough, residents enjoy easy access to direct rail links to Ely, Cambridge and London King's Cross, from Watlington Station just 6 miles away

From the Hardwick Roundabout at King's Lynn head West onto the A47, continue on the A47 turning left at the Pullover Roundabout, take the exit off the A47 to Terrington St John, turn right into Church Road where Myrtle House Farm can be found on the right after approximately 1 mile.

Postcode: PE14 7SA

What3words:///asterisk.scrubbing.gala

PARTICULARS

A three bedroom detached family home of red brick construction. Potential for extension and modernisation.

The Accommodation comprises:

Door to front leading to Entrance Lobby: 1.88m x 1.37m

Sash windows to both sides, ceramic tiled floor, door to:

Entrance Hall

Under stairs study area, radiator, telephone socket, stairs to first floor.

Sitting Room: 3.82m x 4.23m

Inglenook housing wood burner, electric wall lights, TV point, radiator, double glazed sash windows to front, wood laminate flooring.

Dining Room: 4.49m x 4.36m

LPG Gas Fire set on brick hearth, radiator, double glazed sash window to front and side. Sliding door to:

Kitchen: 5.08m x 4.54m + 1.83m x 1.47m

Fitted with a range of wall and base level kitchen units with worktop, double stainless sink drainer, plumbing for dish washer, LPG gas hob and AGA, window to side and rear, ceiling beams, ceiling spot lights, loft access. Door to:

Rear Porch: 1.79m x 1.19m

Window to rear, door to garden.

Utility Room: 2.25m x 2.11m

Plumbing for washing machine, window to rear

Cloakroom: 1.63m x 1.62m

Fitted with a W.C, wash hand basin window to the side

First Floor:**Bedroom One: 4.58m x 4.28m**

Feature fireplace, cupboard housing water tank, radiator, double glazed window to front

Bedroom Two: 4.51m x 3.02m

Two mirror fronted double wardrobes, radiator, double glazed sash window to front

Bedroom Three: 3.66m x 2.06m + 2.51m x 1.35m

Radiator, access to loft, double glazed sash window to front

Steps down to:

Study: 2.30m x 2.24m

Fitted with telephone sockets, window to side.

Bathroom: 2.24m x 1.79m

Fitted with a suite comprising of a side panel bath with wall mounted shower over, wash hand basin, radiator, electric towel rail, window to rear, part tiled walls. Separate WC adjoining bathroom with window to rear

Outside:

The front of the property is laid to lawn with mature trees and shrubs. The rear garden is laid to lawn with a well established vegetable patch to the side. The gardens lead to a driveway giving parking for numerous vehicles.

Traditional Barn: 136 sqm

A traditional brick building with original features, openings and timber structure to the roof. Substantial eaves height and adjoins the garage building also of traditional construction. Offering a unique conversion or development opportunity subject to planning consent.

Former Cold Store: 668sqm

Former fruit/apple cold store with four individual cold stores together with loading area to the side and workshop to the north. A lean to building also adjoins to the north.

Single Storey Building: 87sqm

Breeze block construction under fibre cement roof.

Access:

The land is accessed directly from the public highway being Church Road. The access is in front of the cold store building and runs up to the farmhouse and yard area. The land adjoining and to the north was sold circa 8 years ago and a vehicular and pedestrian right of access for all purposes has also been retained over the secondary access to the north of the cold store building.

Development and Overage:

The property is sold subject to an overage/development deed reserving 30% of any uplift in value following the grant of any planning consent for a term of 25 years following the date of completion. Any additional payments to fall due upon any sale or the implementation of planning whichever shall be the earliest.

Sole Agent:

Cruso & Wilkin, The Estate Office, Church Farm, Station Road, Hillington, Norfolk PE31 6DH. Tel. 01553 691691.

Solicitors:

Fraser Dawbarns 1-3 York Row, Wisbech, Cambridgeshire, PE13 1EA Tel. 01553 666606

F.A.O. Daniel Ball danielball@fraserdawbarns.com

Services:

The property benefits from mains electricity supply together with a 50KVA three phase supply to the former cold store building. The property is connected to mains water and there is a septic tank for sewerage.





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.

Buyer Identity Check:

Please note that prior to acceptance of any offer Cruso & Wilkin are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017.

Energy Performance Certificate:

The property has an EPC rating of a G. Copy of certificate can be provided upon request.



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 Ordnance Survey acreages. 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.

Health and Safety:

Given the potential hazards of proximity to a working farm we ask that you be as vigilant as possible when making an inspection for your own personal safety, particularly around the farm machinery. We regret to advise that children and/or pets are not permitted on the property. .

Viewing:

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

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.

Particulars prepared: May 2024

Terms of Sale:

The property is offered for sale initially by private treaty as a whole, as described in these particulars. The Vendors and their Agent reserve the right to invite best and final offers and/or offer the property for sale by private auction.

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, 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.

Exchange of Contracts and Completion:

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

Local Authority:

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

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

Basis of Sale, Tenure and Possession:

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

Holdover will be required for the clearing of the contents from the former cold store building. More details available upon request.

Agent Details:

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

Alice Lake	akl@crusowilkin.co.uk	01553 691691
Lynn List	ll@crusowilkin.co.uk	01553 816426

Myrtle House Farm



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