

Hall Farmyard, Lynn Road, East Winch, Norfolk PE32 1JZ

Cruso & Wilkin



FOR IDENTIFICATION ONLY

Hall Farmyard, Lynn Road, East Winch, Nr King's Lynn PE32 1JZ

Introduction:

Hall Farmyard comprises of a farmyard premises with traditional and modern buildings together with the old playing field area to the former village primary school, extending in all to approximately 0.99 hectares (2.45 acres) in total. Centrally located within the village of East Winch, offering interested parties an exceptionally rare opportunity to purchase an existing agricultural yard, with scope for redevelopment (commercial or residential, subject to planning).

Location and Situation:

The premises are located centrally within the village of East Winch, off the A47 road, as identified on the attached site and location plans.

The postcode for the property being PE32 1JZ.

What Three Words:- //minus.waged.dishes.

Method of Sale:

The property is offered for sale initially by private treaty as described herein, as a whole or in two lots.

Lot 1 being the farmyard and existing buildings, extending to approx. 1.47 acres (red).

Lot 2 being the former playing field attached to the farmyard extending to approx. 0.98 acres (blue).

The Vendors and their Agents reserve the right to invite best and final offers and/or offer the property for sale by private auction if there is a substantial level of interest. It is anticipated that upon exchange of contracts a 10% deposit will be paid.

Tenure and Possession:

The property included herein is to be offered freehold with the benefit of vacant possession subject to those rights detailed herein.

Viewing:

Viewing is to be accompanied only and strictly by prior appointment with the Vendors' Agents, Cruso & Wilkin - tel. no. 01553 691691.

Health and Safety:

For your own personal safety we would ask you to be as vigilant as possible when making an inspection, recommending no children or pets accompanying.

Services:

We are advised that the site was serviced with a mains electricity (single phase) supply. No mains water supply connected. We are not aware that the site has any drainage facilities included. No services have been checked or tested for the purposes of marketing.

Rateable Value:

From an enquiry with the Valuation Office, it is noted that the site is currently not rated.



Property History:

A spacious, self-contained farmyard premises and additional former school playing field adjacent, we are advised that historically the farmyard was part of Hall Farm. There is a traditional storage building (Listed) together with other historic agricultural storage buildings on site.

Currently the site and premises are vacant, extending in all to 2.45 acres (0.99 hectares) or thereabouts. Entrance gates into an extensive yard area providing car parking and external storage to both the front and rear of the premises, with buildings including:-

Traditional Building - Brick and carrstone under pitched slate roof split into three ground floor areas and first floor area (not accessed). Ground floor - gross internal area 83.5m² (898ft²).

Storage Building - Concrete portal framed building with pitched fibre cement roof, open fronted. Gross internal area 60.7m² (650ft²).

Lean-to - Annexed to the above. Steel frame, corrugated iron mono-pitched roof, earth floor. Gross internal area 76.5m² (823ft²). Metered rising water main.

Store/Workshop - Link attached to the storage building steel framed, mono-pitched roof, fibre cement clad, windows to south and west, double doors and personnel access to east. Gross internal area 46m² (495ft²).

The gross area of the business premises extends to 2,869ft² (266.7m²) or thereabouts. We are advised that the traditional building is Listed (Grade II).



Planning:-

Pre-application was made to the local planning authority in 2021, for the potential creation of two detached dwellings within the yard, the officer recommendations being "Possible Approval with Amendment". Prospective Purchasers to satisfy themselves regarding the future re-development of the site.

Access rights reserved:-

If the property is divided, Lot 2 will retain unrestricted vehicular access rights over Lot 1, as applicable.

Holdover:

The Vendors and their Patrons reserve the right of holdover, to remove personal and business effects and chattels from the premises, not to exceed one month from the date of completion.

Rights of Way:

Access is directly off Lynn Road being a council-maintained road.

Wayleaves, Easements and 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, all or any other like rights whether mentioned in these particulars or not.

Title Reference:

This property is currently pending first registration, lodged with the Land Registry.

Planning Overage:

The property is limited to its potential business usage or limited to two residential dwellings; if additional residential planning permission is secured, this would be subject to an overage amounting to 50% of the increased value associated to the additional units. Payment being triggered following sale with the additional planning consent or upon the start of the development.

GENERAL INFORMATION:**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.

Town and 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 and Disputes:

The Purchasers 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 Agents whose decision acting as experts shall be final.

Fixtures and Fittings:

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

Outgoings:

All existing outgoing, wayleaves and/or easements, (where applicable), will be apportioned up to the date of completion.

EPC

The property currently does not have any commercial EPC.

Money Laundering Regulations:

Intending Purchasers will be asked to produce identification documentation in due course and we would ask for your co-operation in this respect 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/or specific fittings. Interested parties should arrange their own tests to ensure these are in working order, as appropriate.

Photographs and Particulars prepared: July 2024

File ref:- 52/6

