



# THE GABLES & THE GABLES YARD

THE GREEN, PULHAM MARKET, NORFOLK, IP21 4SY



Pulham Market. J 5471. (Stacey's Series.)

**\*INVESTMENT OPPORTUNITY\*** A rare and exciting mixed use investment opportunity with enormous potential to adapt to suit a variety of needs.

**The Gables and The Gables Yard is located in a quintessential village location on the village green in the heart of the highly sought-after picturesque south Norfolk village of Pulham Market. The Gables was originally a substantial period house converted by the current vendors to form two large flats that are both let on Assured Shorthold Tenancies. It is considered it could be reinstated back to one house subject to planning permission. The ground floor flat has the benefit of a small courtyard garden.**

**To the rear of The Gables is The Gables Yard which comprises 5 excellent workshops. Each unit is currently let and used for a variety of purposes including a window company, marketing company and a pottery. Again it is considered that they can be adapted to suit a variety of needs including the possibility of conversion to residential. Of course this would be subject to planning permission. There is an area of parking to the bottom of the site currently allocated for the workshops.**

#### LOCAL AUTHORITY

South Norfolk District Council  
Flat 1: Council Tax Band A  
Flat 2: Council Tax Band C

#### LOCATION

The Pulhams are two small popular villages with shops, a primary school, medical centre and a visitor centre. Located between Diss, Long Stratton and Harleston – the larger town of Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). The pretty market town of Harleston is thriving with many historical buildings and an excellent range of independently owned shops and a number of cafes. There is a strong sense of community with many events going on within the town all year and lots of local clubs, organisations and activities.

#### SERVICES

Both flats have electric storage heaters. Mains drainage, water and electric. All workshops have their own metered electricity supply and workshops 1 and 4 have their own metered water supply. Workshops 2,3 and 5 obtain water from the communal WC. The water and electricity in the WC is paid for by the landlord. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).





FLAT 1

FLAT 1



FLAT 1

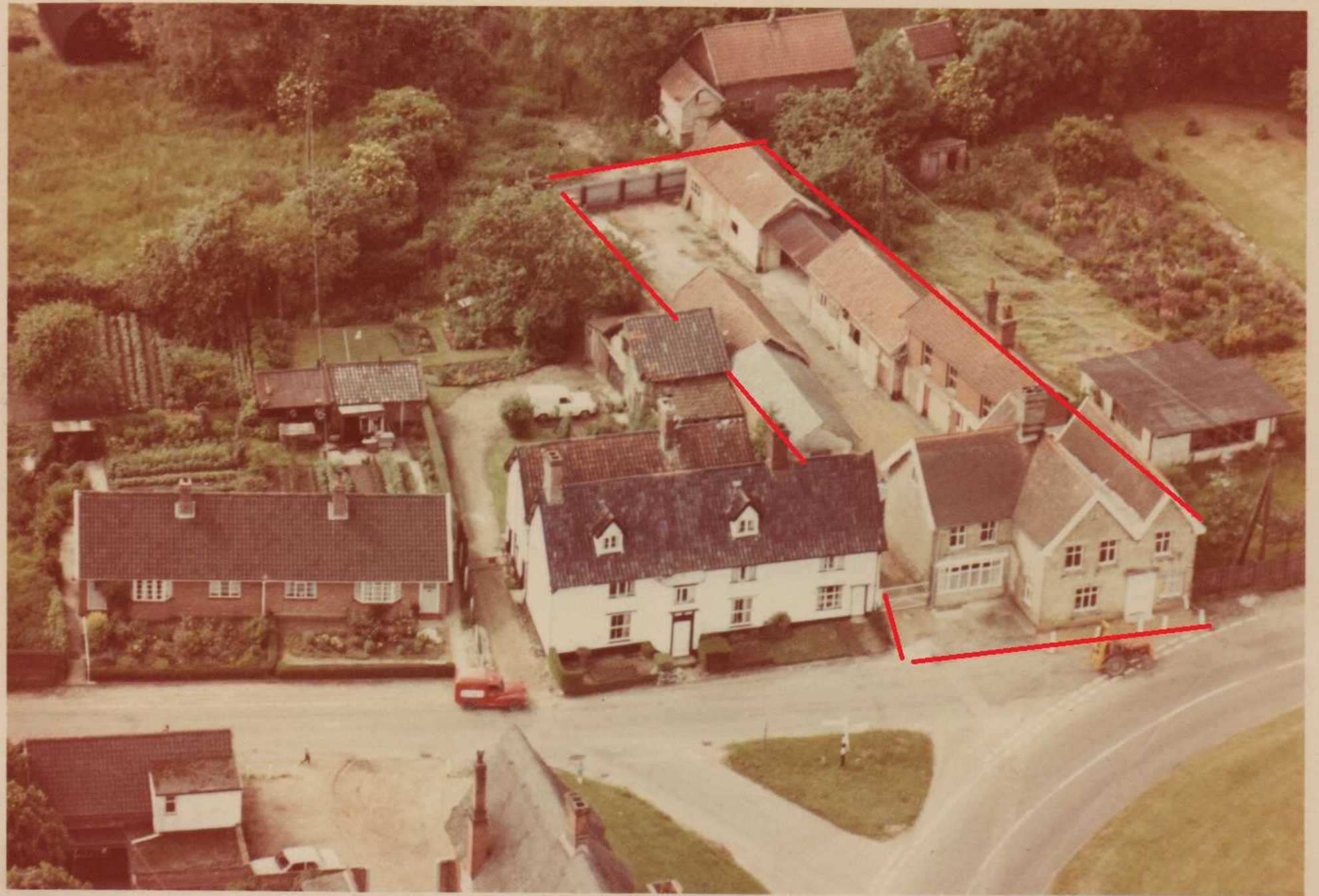


FLAT 2



FLAT 2





STUDIO 1



STUDIO 1



STUDIO 1



WORKSHOP 2



WORKSHOP 4



WORKSHOP 3



#### AGENTS NOTES

- 1) Each flat is let at £675.00 per calendar month. The 5 workshops are generating £1580.00 per month. Therefore the property as a whole is generating £35,160.00 per annum. Further information can be provided upon request.
- 2) There are separate energy performance certificates for each flat and workshops. Please enquire for more details.
- 3) As of the date of launching to the market, all tenants wish to continue their tenancy agreements.
- 4) The property is only available as a whole.
- 5) Please note the boundary outline on page 6 is approximate.
- 6) The aerial image, sepia and black & white images are all historic.
- 7) The vendors have let and managed all properties/ units themselves and have set up the following website [gablesyard.co.uk](http://gablesyard.co.uk) which provides further information.

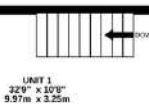




GROUND FLOOR  
290 sq.ft. (27.0 sq.m.) approx.

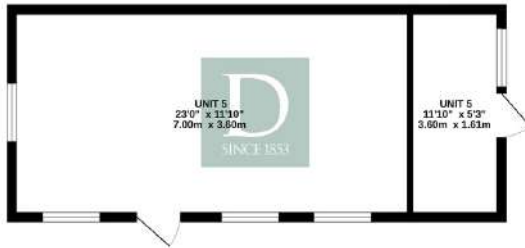


1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.

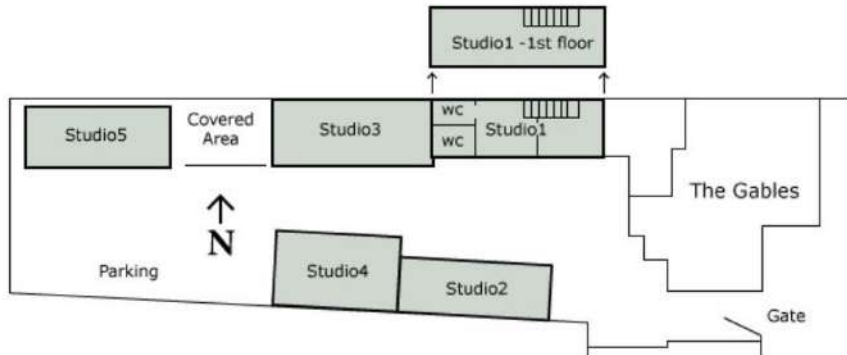


TOTAL FLOOR AREA: 639 sq.ft. (59.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

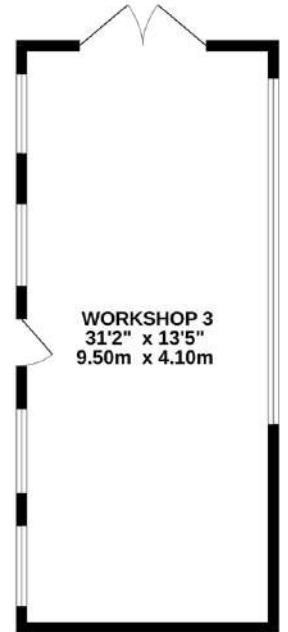
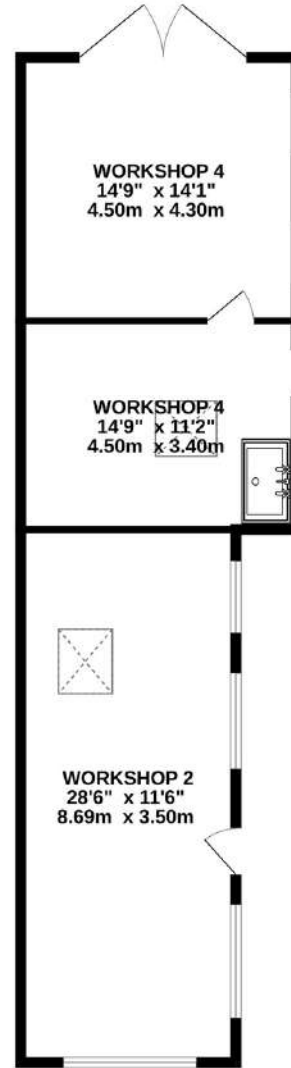
GROUND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



UNITS - THE GABLES  
TOTAL FLOOR AREA: 229 sq.ft. (21.3sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

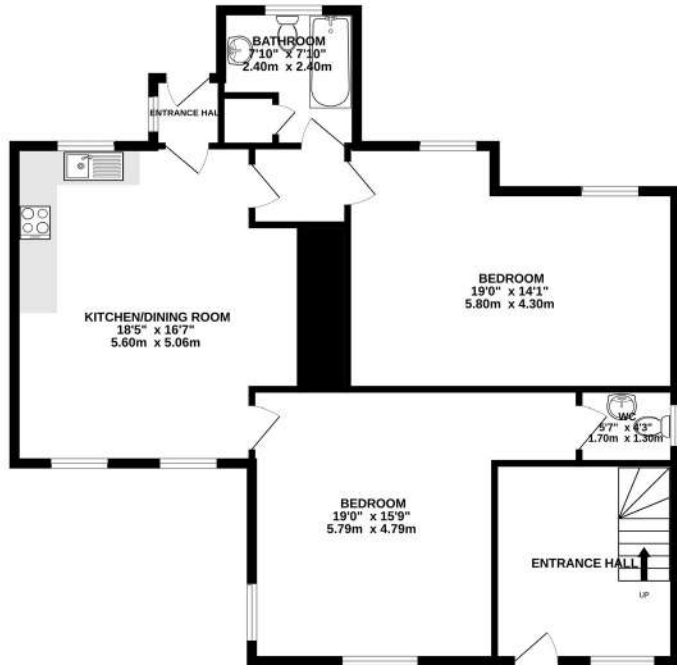


GROUND FLOOR  
1120 sq.ft. (104.0 sq.m.) approx.

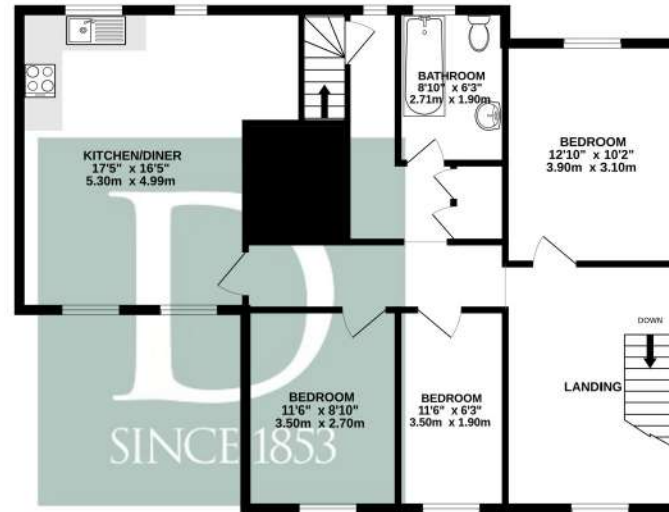


WORKSHOPS  
TOTAL FLOOR AREA: 1120 sq.ft. (104.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

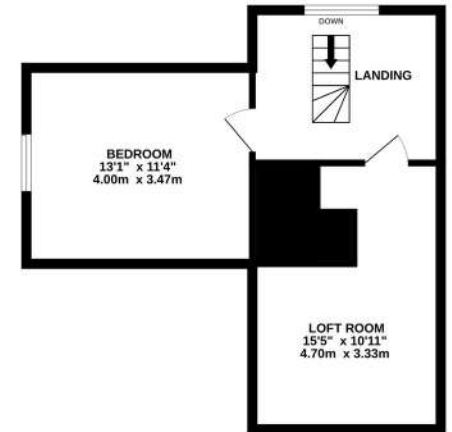
GROUND FLOOR - FLAT 1  
1014 sq.ft. (94.2 sq.m.) approx.



1ST FLOOR - FLAT 2  
901 sq.ft. (83.7 sq.m.) approx.



2ND FLOOR - FLAT 2  
390 sq.ft. (36.2 sq.m.) approx.



HOUSE

TOTAL FLOOR AREA : 2305 sq.ft. (214.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

# DURRANTS

SINCE 1853

## IMPORTANT NOTICE

### **Durrants and their clients give notice that:**

*1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.*

*2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.*

## CONTACT US

Durrants, 32-34 Thoroughfare,  
Harleston, Norfolk, IP20 9AU

Tel : **01379852217**

Email : **harleston@durrants.com**