



**Corner House The Street, Sparham Norwich NR9 5AQ**

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## **Corner House The Street, Sparham Norwich**

<<POTENTIAL DEVELOP. OPPORTUNITY>> Subject to planning consent and contract.

A Detached House & adjoining land, in the heart of the village of Sparham. An initial pre-application enquiry to the Local Authority was positive with regard to the residential redevelopment (currently a coal merchants).



### Description

POTENTIAL DEVELOPMENT OPPORTUNITY- subject to planning consent and contract- In the heart of the village of Sparham.

The property has been in the same family for generations and provided a home to them (detached period house) and the family coal merchants business. The business is now relocating.

Our initial 'pre- application' enquiry on behalf of the current owners was positive and their response is available (see agents notes below). The response favoured 4 new dwellings, although there appears space at least for much more. The property is sold as seen, with the eventual purchaser to be responsible for planning applications after purchase, a conditional sale will not be agreed.

The guide price reflects this and the vendors will seek an uplift sum, once any planning consent is obtained (subject to contract) Sparham lies approximately 14 miles NW of Norwich and approximately 3 miles from the historic market town of Reepham with its range of amenities and highly regarded schooling.

### The Site Comprises:

Approx. 0.66acres/0.27 hectares, subject to measured survey.

A former coal yard, with a range of storage buildings and modern office building, concrete surfaced and grass areas.

### Corner House Comprises:

A detached period house, presently subject to a shorthold tenancy, with:

Hallway  
Bathroom  
Lounge  
Dining Kitchen  
Bathroom WC  
Shower Room  
Cloaks WC  
2 Bedrooms +  
2 Bedrooms leading off.

### Pre-Application Report:

Breckland District Council Pre-Application Report -

"Summary -Planning permission for the re-development of the site is likely to be granted subject to an appropriate design and layout. I am of the opinion that 4 dwellings, rather than 5 would be more appropriate and would allow for reflective plot sizes."

Report is available for inspection and discussion by contacting

Graham Bloomfield, William H Brown,  
Land and Planning Partner:  
Graham.Bloomfield@williamhbrown.co.uk T 01362 699999 M  
07876 816318

### \* Auction Note

Important Notice:

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

### Auction Note

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers. Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

### Auction Note

1. 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.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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## **Corner House The Street, Sparham Norwich**

- \* Auction 20th May 2025\*
- Potential Residential Re-development Site (subject to planning consent)
- c.0.66 Acres/0.27 Hectares (subject to survey)
- Favourable Local Authority Pre-Application Report
- Includes Detached Period House

Tenure: Freehold EPC Rating: E

guide price

**£390,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RPM103037 - 0015

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01603 873208**



[Reepham@williamhbrown.co.uk](mailto:Reepham@williamhbrown.co.uk)



4 Townsend Court, REEPHAM, NORWICH,  
Norfolk, NR10 4LD



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**