

Lot 1



Guide Price £500,000*

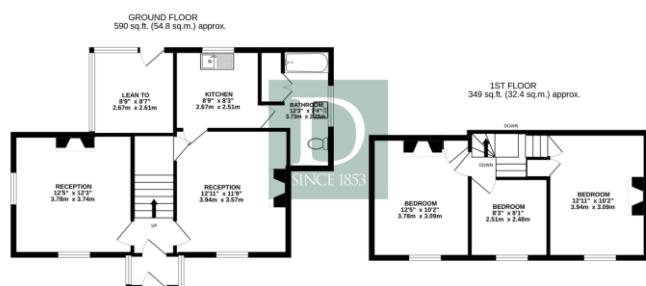
DESCRIPTION

A residential farmhouse, gardens, farm buildings and grassland extending to 1.61 acres (3.98ac).

The farmhouse comprises an original early 20th century building with living room, dining room, kitchen and bathroom on the ground floor and three bedrooms on the first floor. The house requires some modernization and improvement.

There is a modern brick built garage to the rear of the property and the gardens surrounding the house are laid largely to grass

FLOOR PLAN



* **Guide Prices** are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a **Reserve** (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure guide.

The Farmyard and buildings are set to the west of the house and offer an opportunity for buyers to re-develop for alternative use subject to obtaining the necessary consents from the local authority.

FARMBUILDINGS

The farmbuildings are detailed below

Pole Barn 7.1m x 15.3m, Lean to 7.13m x 15.3m

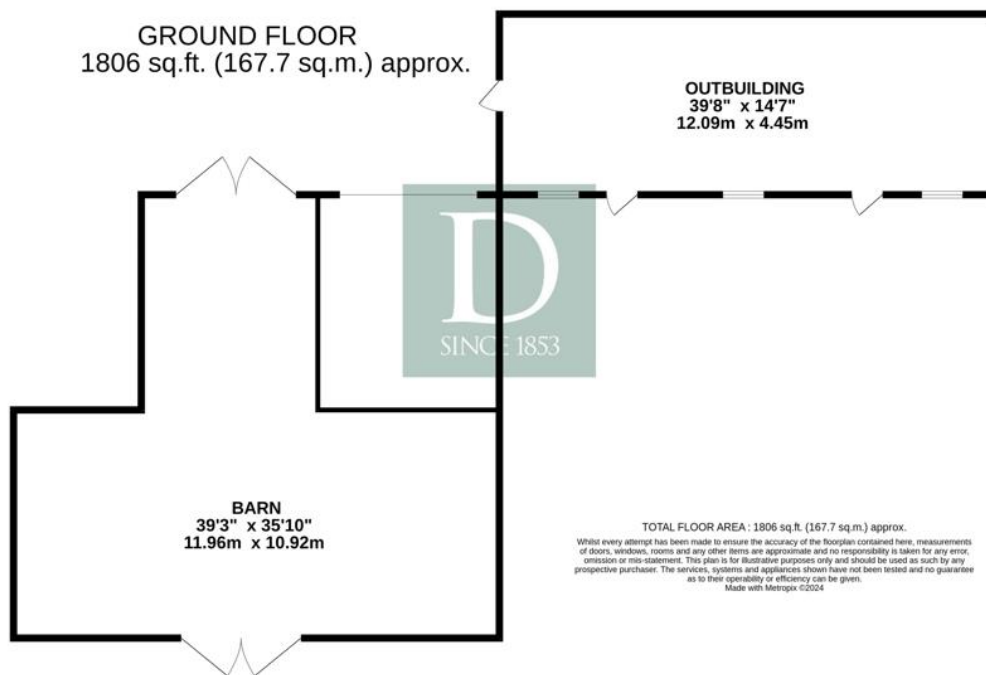
Timber framed and clad threshing barn under a corrugated sheet roof, main barn 5.64m x 11.96m porch 5.02m x 4.49m

Single storey part clay lump part timber framed and clad barn under a corrugated sheet roof 12.09m x 4.45m

To the rear of the farmyard is an attractive meadow enclosed within established hedges.



FLOOR PLAN



DIRECTIONS

From Harleston head towards Rushall and Dickleburgh on Rushall Road, at the Crossroads opposite Cranes Watering Farm turn right into Starston Lane, then take the left turn into Cross Road, Pleasure Farm will be found on the right after approximately 150m.



RIGHTS OF WAY

None

VIEWING

Block viewings will be arranged, please contact the Agents for further details.

AGENTS NOTE

None

TENURE

Freehold

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing wayleaves, easements, quasi-easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

SPORTING RIGHTS, TIMBER AND MINERALS

Included in so far as they are owned.

VAT

Should any sale of the property or any rights attached to it become a chargeable supply for the purposes of VAT such tax shall be payable by the purchaser if levied by Customs & Excise in addition to any monies to be paid during the course of the sale.

ENERGY PERFORMANCE CERTIFICATE

The Property has an energy rating of F

COUNCIL TAX

BAND D

LOCAL AUTHORITY

Broadland and South Norfolk Council

SOLICITORS

Morgan Lungley

Clapham and Collinge

Direct Dial : 01603 693527

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Contact our Property Auctions team on:

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