

Cruso & Wilkin

BROWN & CO

SETCHEY (Nr King's Lynn) PE33 0FB

FOR SALE / TO LET



5,520 ft² (513m²) FORMER GRAIN STORAGE BUILDING

and FRONTAGE LAND WITH POTENTIAL FOR

ALTERNATIVE BUSINESS USES (Subject to Planning)

Set within approximately 0.84 hectares (2.00 acres) (STS)

Site frontage land to the A10 main road

Guide Price: £200,000

(Subject to Contract)

King's Lynn 4.7 miles north

Alex Ison 01553 691691
ai@crusowilkin.co.uk

Downham Market 7.3 miles south

Alison Richardson 01553 770771
alison.richardson@brown-co.com

Description:

Former grain storage building, excellent location adjacent to the A10 main road within the village of Setchey.

Suited to alternative business uses (subject to planning).

Building is internally split into two separate areas, the northern section being internally split by a central blowing duct; into two corn storage areas, the southern end being open plan with blower unit.

Steel portal framed building with corrugated fibre cement roof, part grain thrust walling, part low block walls with side cladding above.

Northern end of the building is serviced with grain thrust walling to approximately 2.9 metres high, raised wooden vented drying floor serviced from the central blowing duct. Double sliding access doors (4.5m h x 4.5m w) to either side of this building.

Southern end has low block walling. Central pair of sliding access doors (6.05m w x 4.5m h). Concrete floor. Secure area housing Ventec blower to duct, raised access door to walkway over central blowing duct and electric board.

Accommodation:

Northern section (gross area 18m x 18m) divided by central duct
Southern section (gross area 18m x 12m)

Location & Directions:

The property is located within the village of Setchey as identified upon the location plan included within these particulars.

Terms of Sale:

The property is offered initially by private treaty, the Vendors willing to consider the Sale of the Freehold Guided at £200,000 or

Rental terms are to be agreed, but the owners are looking for an initial term of say five years, FRI basis with the rent guided at £20,000 p.a. excluding outgoings and VAT.

Tenure & Possession:

Freehold with vacant possession upon completion.

Access:

Private vehicular access from the existing splayed accessway leading directly off the A10 trunk road to concrete front apron on the northern side of the building. Double metal access gates are secured across this accessway.

Sporting & Timber :

These rights insofar as they are relevant and are owned and included in the freehold subject to statutory exclusion.

Services:

We are advised that the building is serviced with mains electricity (single and three phase supplies).

Drainage Rates:

As applicable these will be apportioned and charged against the relevant area by the drainage authority.

Interested parties are invited to discuss any variation to these proposals with the Agents.

Viewing:

Strictly by prior appointment with the Vendor's Joint Agents, Cruso & Wilkin, tel. 01553 691691 or Brown & Co tel. 01553 770771.

All viewings to be conducted during daylight hours only, on foot, with a copy of these particulars in hand.

Planning:

Historic planning consents have been secured against this property:-

10/-1519/F—Change of use of existing agricultural building for manufacture and distribution of themed play equipment

12/01549/F—Change of use of agriculture building to architectural, food industry and motorcycle and bespoke parts fabrication with associated display and sales.

Interested parties should make their own enquiries to the Local Planning Authority with regards alternative uses of the premises.

Agents Note

Prospective purchasers attention is drawn to the Registered Title documentation and overage provisions therein, we are advised that these provisions will pass with the freehold to the new owners and their successors in Title.

It is recommended that this may require further investigation prior to the submission of any offers.

Health & Safety:

Given the potential hazards of a working farm, we would ask you to be as vigilant as possible when making an inspection for your own personal safety, particularly around farm machinery. We request that viewers are not accompanied by either children or dogs for their own safety.



Southern elevation



Internal view of grain storage (Northern building -eastern side)

Outgoings:

All outgoing as applicable to the site will be apportioned to the date of completion.

Wayleaves, Easements & 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.

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 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 & 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 or 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.

Value Added Tax:

We are advised by the Vendors that the buildings have not been opted to tax, so VAT will not be charged on the disposal.

Local Authorities:

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

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

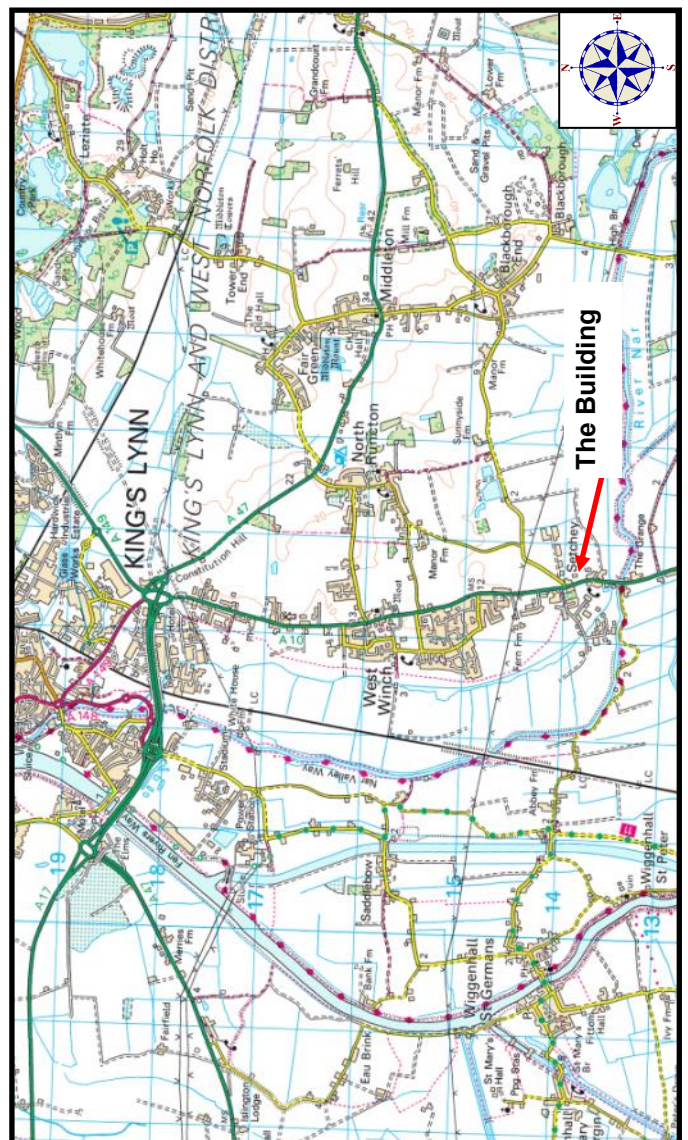
Money Laundering Regulations:

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.

Particulars & Photographs Prepared: 03 -04 -2019



Internal view of southern building



Important Notices

Cruso & Wilkin and Brown & Co for themselves and for the Vendors or Lessors of this property, whose joint agents they are, give notice that: - All statements contained in these particulars as to this property are made without responsibility on the part of the joint agents or the Vendors / Landlords. These particulars are set out as a general outline for the guidance of intending Purchaser or Lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given, having (for the purposes of The Property Misdescriptions Act 1991) taken all reasonable steps to avoid committing an offence. Nonetheless, such statements do not constitute any warranty nor representation by the Vendor. Further, such statements are accurate only to the best of the present information and belief of the Vendor. We have not been instructed to carry out a physical survey of the property, a structural survey, nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over or attached to the property (whether or not referred to within these particulars). No person in the employment of the joint agents have an authority to make or give any representations or warranty whatever in relation to this property, nor is such representation or warranty given by The Joint Agents or the Vendors of the property. It is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which he makes an offer. into any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and has satisfied himself of boundaries and all other matters and the terms of such contract. The making of an offer for the property will be taken as an admission by the intending Purchaser that he has relied solely upon his own judgement, and to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimers set out as above.

Land and Buildings—Main Road, Setchey, Nr King's Lynn



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**Not to
Scale**

This plan is published for the purpose of identification only, and,
although believed to be correct its accuracy is not guaranteed.

DATE - March 2019
Ref :- AI 70/9

