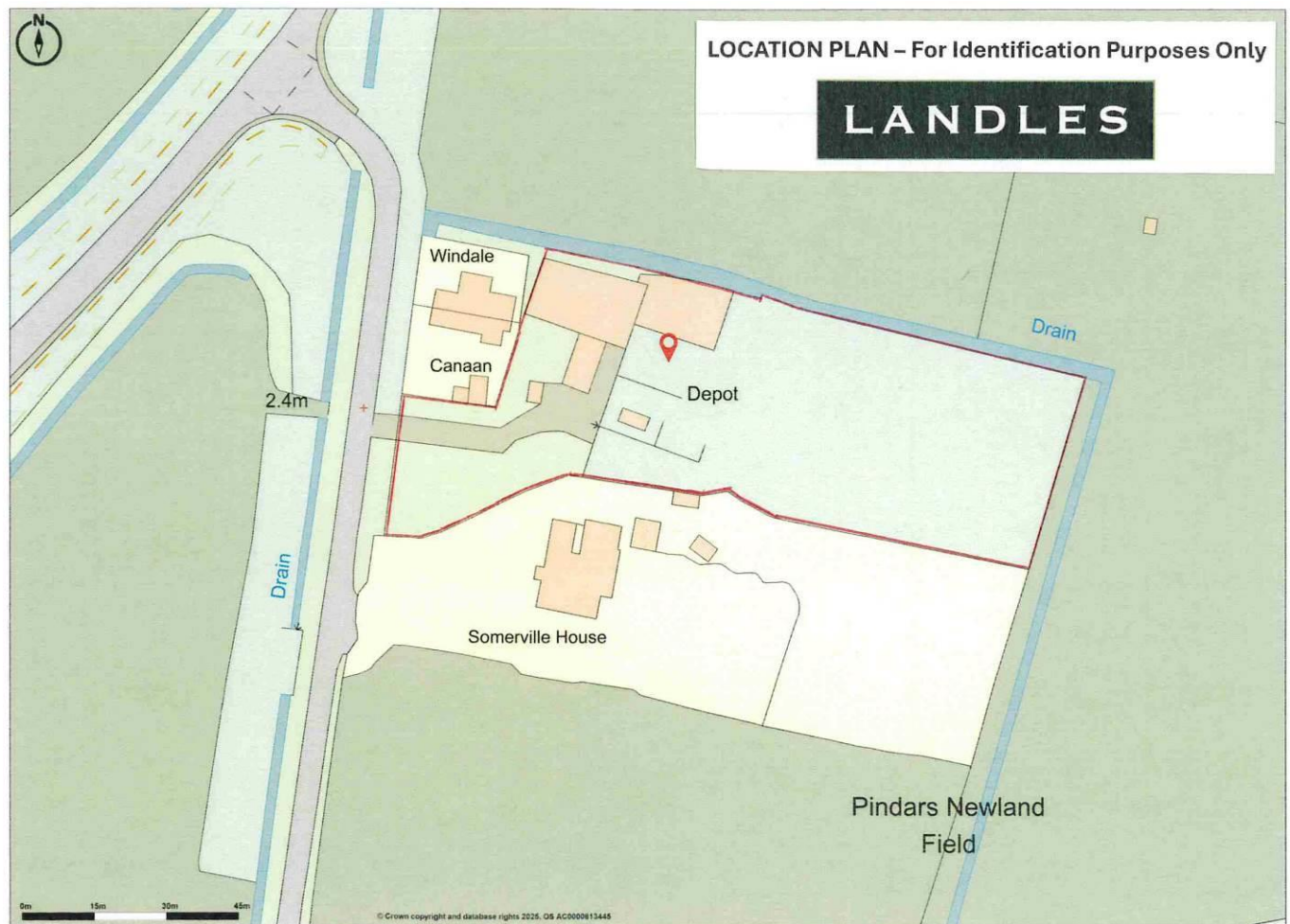


LANDLES



Dwelling, Outbuilding & 1.3 Acres | Church Road | Terrington St John



Opportunity for Live/Work Premises **Potential for Re-Development (STP)**

A former transport yard with benefit of existing residential use situated on the outskirts of Terrington St John.

Overall plot size of approximately 1.3 acres (stms) with a range of Outbuildings extending to approx 5,300sq.ft / 492sq.m.

*Most convenient for access to the A47
Requiring Renovation of buildings & land.*

CASH BUYERS ONLY

Guide Price £200,00 - £250,000

Folio: C/519ts



- Plot Extending to C. 1.3 acres (stms)
- Potential Opportunity for Live/Work Premises
- Edge of village location with convenient access to A47

- Existing Residential Use
- Range of Outbuildings
- Rare Opportunity

Offered for sale, freehold, is this interesting opportunity comprising land in Terrington St John, extending to approximately 1.3 acres (subject to measured survey), with a wide access off Church Road and extending behind a pair of neighbouring semi-detached cottages which front the road. A previous transport yard until the 1980's with warehouse & stores, the property has since been in private ownership and benefits from valuable residential use on the flat which was used as the previous owners residence. **Note:** *The grounds are overgrown however can be accessed – suitable footwear and attire required. The interior of the residential unit can be accessed along with storage building. Storage unit attached to storage barn limited access & partially collapsed. Please note the property is being "sold as seen".*

Residential Unit: Approx 1,198sq.ft

Storage and garage area to ground floor. First floor comprising of landing, living area, bedroom, kitchen & bathroom.

Storage Building: Approx. 3,100sq.ft.

Sliding double doors, steel frame and trusses with cladding.

Storage Building 2: Approx. 2,200sq.ft.

Nissen hut style – partially collapsed.

The Grounds

The land extends back including the masonry walls of other former buildings. Currently overgrown with limited access.

NOTE: The site is variously covered with old machinery, building materials, etc, much of which is hidden by vegetation. Apart from a small number of items to be retained and removed by the Vendor, which will be identified, the property is sold "as seen".

VIEWING: Applicants are advised to wear suitable footwear and clothing and to bring a torch.

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services Mains water & electricity are understood to be available. Independent drainage. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "A" with a current annual charge of £1,602.74, 2025/2026.

Tenure Freehold.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	

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