

Bungalow with development potential | Emneth

Location

The property is situated in the heart of the village of Emneth on a quiet lane on Elmside within an easy walk to the centre of the village. The property can be found at 62 Elmside, Emneth, Wisbech, Norfolk, PE14 8BQ.

Description

This is a great opportunity to acquire a detached 2 bedroomed bungalow with historic outline consent to construct a residential dwelling with garage on the adjoining plot located in rural fen village with approximately 2.2 acres of prime agricultural land to the rear. The bungalow itself requires modernisation and has scope to be extended to enhance its value.

The Bungalow

Sitting Room: 12'2"x12x2" a newly installed gas fire with back-boiler for heating and hot water part glazed front door.

Dining Room: 11' x 12'2" open tiled fireplace, radiator, fireside cupboard with shelving, telephone and TVV points

Conservatory: 17'11" x 5'8" part glazed door to rear gardens

Kitchen 8'11 x 8'6" with sink unit space and fittings for washing machine, pantry cupboard with shelving

Bathroom: with bath, washbasin, WC radiator airing cupboard with hot water immersion heater

Bedroom 1: 12'1" x 12'3" with small feature fireplace

Bedroom 2: 12'2" x 12' with feature fireplace, radiator

Outside

the property is located on a quiet lane with gardens to the front and rear of the property with mature shrubs and a brick built shed/store to the rear

Services

Mains water; gas and electricity, septic tank.

Planning

Outline planning permission was granted for the a single storey dwelling with gardens and garage and a modified access on the land south of 62 Elmside (shaded blue on plan below) reference number: 16/0209/O. This consent has expired full planning details can be provided upon request from the agent or planning portal.

Method of Sale

For sale by private treaty

Tenure and possession

Freehold with vacant possession on completion

Rights

The site is to be access from the main highway

Environmental

Potential purchasers will be responsible for undertaking their own investigations of the site.



Bungalow with development potential | Emneth

Covenants

The vendor will retain 50% of any development value for a period of 25 years.

Consideration will be 50% of the enhance value of the affected part. The enhance value shall be calculated by deducting from the Open Market Value of the affected part the aggregate of the current use value and the reasonable and proper cost and expenses reasonably incurred in obtaining relevant planning permission.

Local Authority

King's Lynn & West Norfolk borough Council,

T: 01553 618200

E: borough.Planning@west-norfolk.gov.uk

Boundaries

The vendor and agent will make reasonable efforts to specify the ownership of boundary hedges, fences and ditches etc, but will not be bound to determine these. The property is available for inspection and the purchaser will be deemed to have satisfied themselves as to the ownership of the boundaries.

Areas & Plans

All plans are for identification purposes only and areas were taken from the rural land registry data January 2019

Photographs were taken in January 2019

Guide Price: £360,000

Enquiries

All enquiries should be directed to Marcus J Hawkins :

T: 01366 387180

E: marcus@barryhawkins.co.uk
The Estate Office, 15 Lynn Road, Downham Market, Norfolk PE38 9NL

IMPORTANT NOTICE:

Barry L Hawkins, their clients and any joint agent give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statement or representations of fact.

Any area, 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 and Barry L Hawkins have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

