

LANDLES



89 Sutton Road | Terrington St Clement | Norfolk



Redevelopment / refurbishment Opportunity

The detached 2 bedroom bungalow with outbuildings and former plant nursery on a most attractive plot of some 3.29 acres (stms)
Situated on the edge of Terrington St Clement village & within walking distance of local amenities.

Cash Purchasers Sought

Guide Price £425,000

Folio: S/889ts

e: info@landles.co.uk

t: 01553 772816

www.landles.co.uk



- Entrance Hall
- Living Room
- Breakfast Kitchen & Utility
- 2 Bedrooms
- Bathroom



- Approx. 3.29 acres (stms)
- Various Outbuildings
- Nursery Glasshouses
- Views over fields at rear
- Edge of village location

89 Sutton Road is a detached inter war period brick and pitched roof 2 bedroom bungalow situated on the edge of the popular West Norfolk village of Terrington St Clement. The property is now in need of full renovation throughout. It has been a small holding type set up with extensive glass houses in the past. It offers a rare opportunity to either renovate and extend the principal bungalow, and outbuildings, or there is considered to be potential for demolition and redevelopment of a new residence, subject to the usual Local Authority planning approvals. The property with its plot and adjoining south facing land extends to about 3.29 acres (stms) and offers a rare opportunity in a delightful village location.

Terrington St Clement is a large village about 5 miles to the West of King's Lynn stepped in history with routes going back over a millennium. It is well served by a wide variety of local amenities including shops, doctors' surgery, butchers, vets, primary & secondary school and extensive recreation and cricket ground, all of which are within walking distance. It is also well known for its village church. There are good road communications to the wider Norfolk countryside and coast, and King's Lynn has the benefit of main line rail links to London, Kings Cross.

Note: Due to circumstances regular maintenance has been generally lacking. The exterior of the bungalow is overgrown although access is possible. The interior of the bungalow requires suitable footwear and attire. The outbuildings require works. The extensive area of glasshouses are mostly frames only.

The bungalow is situated fronting Sutton Road and extends back. There is a broad hard surfaced entrance road to the site to the side and this leads past the bungalow and to a yard area with the outbuildings set around. As can be seen from the attached **Location Plan** (with the property outlined in red for identification purposes) the yard area opens out behind other property. The entrance road continues as a lane that extends back to the glasshouse area and then the agricultural land beyond. The land borders other fields to all sides and is South facing with extensive and panoramic views.

The Bungalow

Approx 1,030sqft gross internal.

Entrance Hall - 21' 10" x 3' 4" (6.65m x 1.02m)

Living Room - 21' 11" x 11' 8" (6.68m x 3.56m)

Breakfast Kitchen - 17' 2" x 10' 8" (5.23m x 3.25m)
With base units & stainless steel sink with drainer.

Utility Room - 11' 2" x 10' 3" (3.4m x 3.12m)
Separate boiler room with oil fired boiler for CH & HW.

Bedroom 1 - 11' 6" x 11' 1" (3.51m x 3.38m)

Bedroom 2 - 11' 6" x 10' 5" (3.51m x 3.18m)

Bathroom - 10' 8" x 5' 11" (3.25m x 1.8m)
With low level WC, pedestal hand basin and panelled bath

Outbuildings

Garage - 26' 1" x 18' 1" (7.95m x 5.51m)
with uPVC double doors.

Shed - 14' 9" x 5' 10" (4.5m x 1.78m)
of concrete sectional panel.

Storage Building – approx. 60' x 20' (18.29m x 6.1m)
timber construction with attached

Cart Shed - 41' 2" x 19' 6" (12.55m x 5.94m)

Store Shed - 31' 9" x 21' (9.68m x 6.4m)

Garage - 19' 8" x 9' 11" (5.99m x 3.02m)
in timber construction.

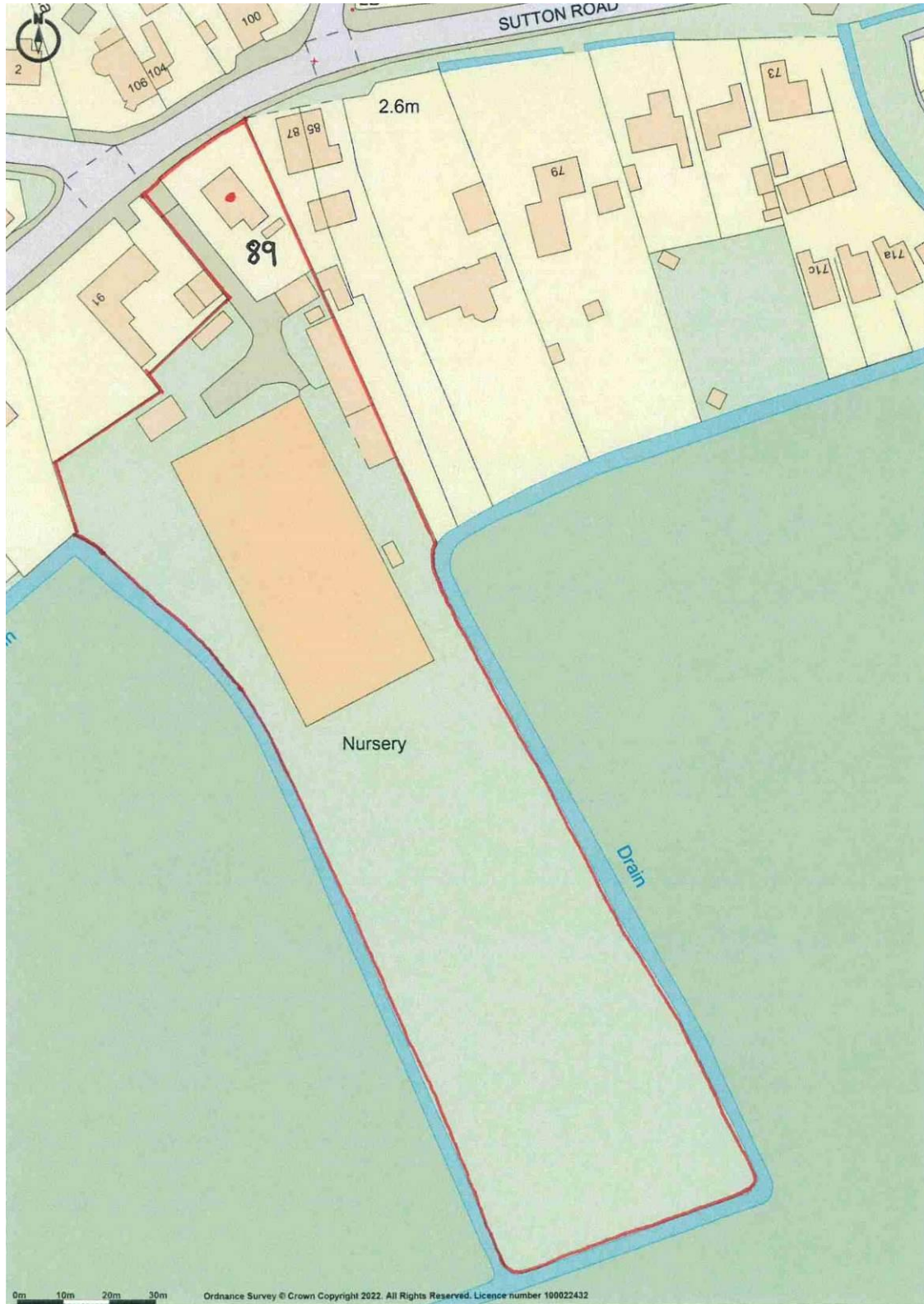
Glass Houses – approx. 210' x 205' (64.01m x 62.48m) –
comprising a block of 10 linked structures. Galvanized metal framing (most of the glass gone).



89 Sutton Road, Terrington St Clement, King's Lynn, Norfolk, PE34 4PJ

Location Plan

For identification purposes only (stms)





89 Sutton Road, Terrington St Clement

Illustration for identification purposes only. Not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		47 E
21-38	F		
1-20	G	8 G	

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 and electricity understood to be available. Independent drainage. These services and related appliances have not been tested. Note; Electricity to the bungalow is currently off.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "B" with a current annual charge of £1,719.82, 2023/2024.

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.

PRS Property Redress Scheme

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.

LANDLES

Selling & Letting
Town & Country property
in King's Lynn and the
villages of North West Norfolk

Since 1856

Blackfriars Chambers, Blackfriars Street
King's Lynn PE30 1NY

t: 01553 772816

e: info@landles.co.uk

w: www.landles.co.uk