



TOWN STREET,
UPWELL PE14 9DA

BROWN & CO



TOWN STREET, UPWELL PE14 9DA

Residential & Commercial Opportunity

Substantial House & Commercial Property Currently Trading as Village Butcher

Use Class E

Attached Owner Accommodation with up to Four Bedrooms

Large Yard, Outbuildings & Garage

Detached, Private Garden

Heart of Peaceful & Picturesque Village

Mainline Station Easily Accessible



LOCATION

Brown&Co offers a residential and commercial opportunity in the heart of the peaceful village of Upwell, Norfolk. This substantial property, which has served as village butchers for many years, and attached house have a commanding view of the river and village church and easy access to mainline train stations. Full details in main listing.

LOCATION

The plot occupies a very pleasant position in the heart of Upwell. The village, which has the River Nene (Old Course) running through it, has a most relaxed atmosphere where narrow boats can be frequently seen passing through while locals fish the river banks. The village is a popular choice for local people and newcomers to the area, partly due to the villages easy access to the larger towns of Downham Market and Wisbech as well as being within easy reach of two railway stations. Nearby Downham Market, 8.2 miles, is a mainline station to Ely, Cambridge and London and Manea Station, 9.5 miles, has frequent trains to Peterborough which then offers national services as well as the South to London.

THE PROPERTY

Brown&Co offers a very interesting residential and commercial

opportunity in the heart of the peaceful village of Upwell, Norfolk. This substantial property, approximately 298m²/3212sqft, has been in the same family for many years providing a butchers and village store. The property was originally two cottages however it is fully converted to provide commercial shop with preparation and kitchen area and attached (with internal access) owners accommodation having four bedrooms. Outside there is a large yard, garage, outbuildings and detached rear garden of considerable size accessed via a private track from the yard. The property has a superb location in the heart of this relaxed village with a fine view over the river and village church. The premises may be bought for continuation of the business or other commercial ventures, also there is potential to include the current commercial space with the residential but, none of these have been explored by the agent or our client and would require grant of change of use and planning permission with relevant local authority.

Briefly the property comprises - Residential, entrance hall, wc, staircase to first floor, kitchen breakfast room and sitting room. First floor with landing, shower room and three large double bedrooms (one suitable for upstairs living room) and fourth connecting bedroom or dressing room.

Commercial; village butchers and store, comprising shop front and counter space with cold store, two rooms open plan for

preparation with kitchen/oven and further store, office with rear access and garage/store. Current use class E (shops and retail), rateable value £3350, 2022- April 2023. Interested parties are advised to contact the Local Authority in order to confirm the amount payable as the property may be eligible for some form of transitional relief.

SERVICES & AGENT'S NOTES

Mains water and electric are connected. Private Drainage. Oil Central Heating.. None of these services or appliances have been tested by the agent. The property is situated within a Conservation Area.

VIEWING PROCEDURE

Viewing of this property is strongly recommended, please contact a member of the agency team on 01553 770771

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017 Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted.

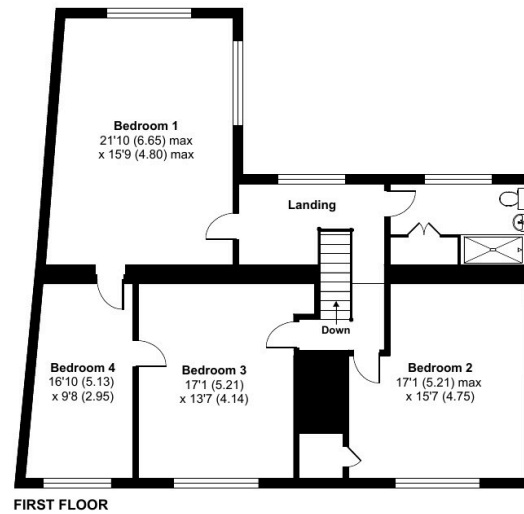
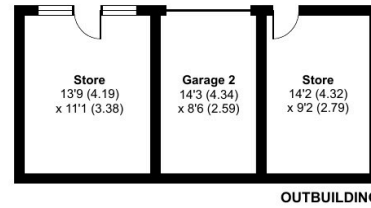
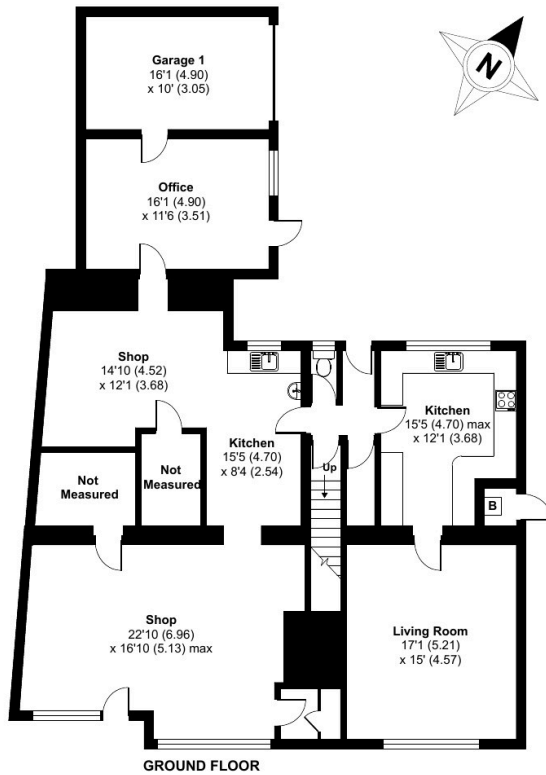
Town Street, Upwell, Wisbech, PE14

Approximate Area = 3212 sq ft / 298.3 sq m (includes garage)

Outbuilding = 427 sq ft / 39.6 sq m

Total = 3639 sq ft / 338 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Brown & Co. REF: 925869



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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