



THE ROW  
WEST DEREHAM PE33 9RH

BROWN & CO



## THE ROW, WEST DEREHAM PE33 9RH

Viewings Strictly by Appointment Only

4.5 Acres

Five Bedroom Bungalow (3 + 2)

Suitable for Multi Generation Use

Large Commercial Unit with Wide Variety of Use

Equestrian Land to Rear

Entire Plot Secure

Mainline Station Just 5 Miles (To London, Cambs & Ely)



### HORSESHOE FARM

Brown&Co offers a substantial, detached bungalow having five bedrooms, suitable for single or multi generation occupancy and land of approximately 4.5 acres including a large commercial unit currently trading as F.J. Lucas & Son. The property has private garden, pool house (not in use), large yard, various outbuildings, stables and paddocks to rear. The substantial commercial unit offers suitability for a wide variety of uses due to its size. Viewing is strictly by appointment only. Further details in listing.

### DESCRIPTION

The property accommodation comprises a bungalow which offers a total of five bedrooms. The original property offers three bedrooms and there has been a large extension for use as a multi-generation property that offers a further two bedrooms and living accommodation. The

design is clever in such that should one wish to occupy solely the layout works for a large dwelling. Briefly, the accommodation comprises; entrance hallway, sitting room, kitchen, three bedrooms, and, bathroom. A door links to the annex which has a further entrance hall, sitting room, kitchen, bathroom, two bedrooms and conservatory. In total the property extends to approximately 251 m<sup>2</sup>/2,712 sqft.

Outside the property there is a private garden, swimming pool and pool house (now not in use) and large garage with workshop. Beyond this, further garden where there are vegetable beds.

### YARD & COMMERCIAL UNIT

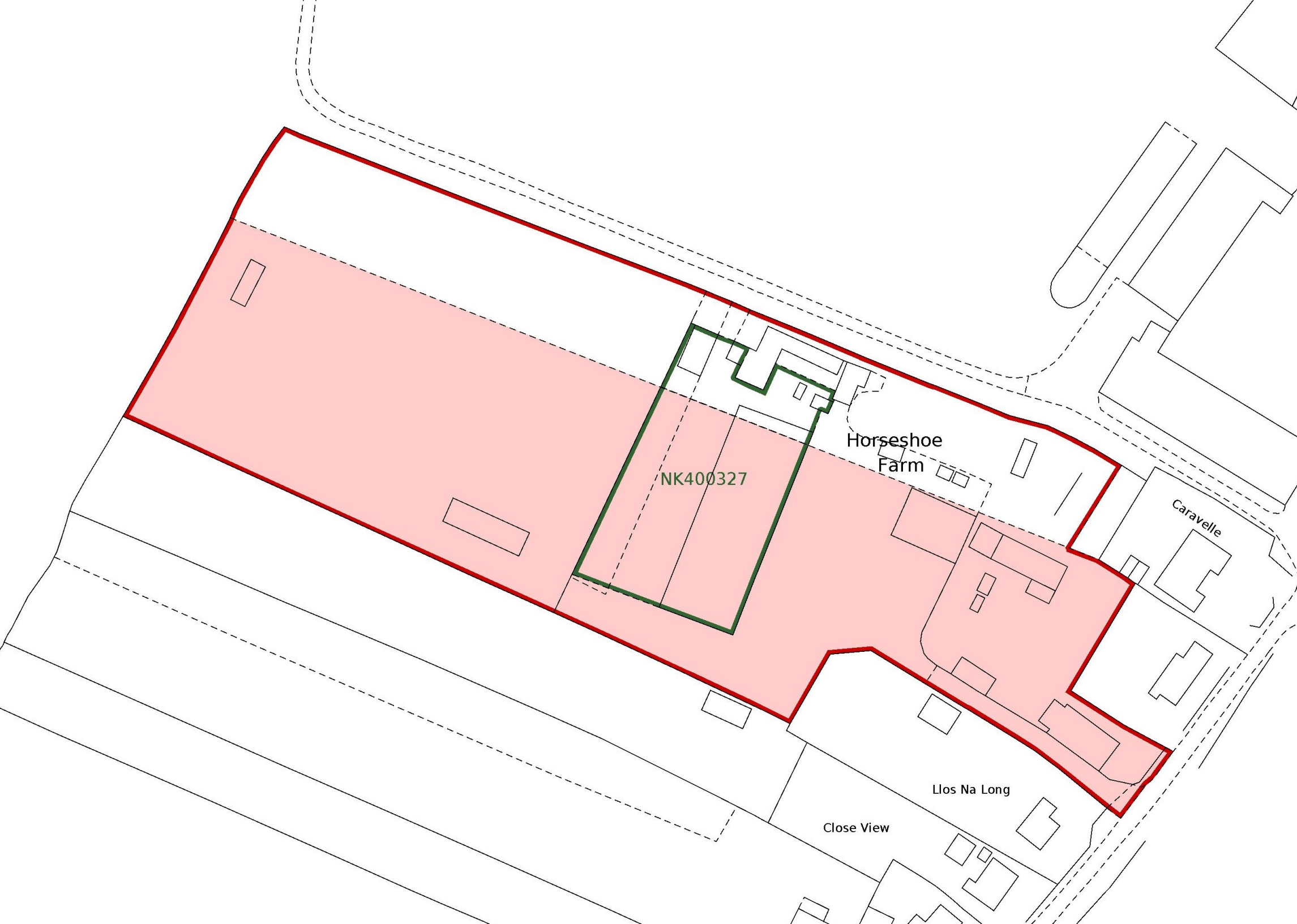
The yard and commercial area are accessed via a long drive past the house where there is a security gate. This leads to the large yard, mostly hard-surfaced, where there is ample parking, turning and storage space. There is access to all

sides of the commercial unit and access to the land at the rear. The commercial unit currently trades as F.J. Lucas & Son sectional buildings, where the owners manufacture timber buildings such as stables and garden sheds. The unit is of considerable size, approximately 969 sqm/10,437 sqft and comprises ground floor work space, office, wc and two stores and first floor with two offices overlooking the work space and kitchen area. Also accessed from the yard is a large workshop.

### REAR & LAND

To the rear is further land which offers, barn, field shelter, stables and paddock land. The entire perimeter of the land is secure. In total the land including house and buildings is approximately 4.5 acres.

### SERVICES & OTHER INFORMATION



NK400327

Horseshoe Farm

Caravelle

Llos Na Long

Close View

Mains water, electric and private drainage. Oil fired central heating. Three phase electricity to commercial unit. Energy Performance Certificate - Rating E. Council Tax Band C.

Rateable Value for 2023/24 - £24,750, Rates Payable £2,582.32, purchasers 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.

Other uses may be subject to change of use planning permission, interested parties are advised to check with relevant authority prior to offer.

#### PLANS, AREAS & SCHEDULES

These have been prepared as carefully as possible and are based on the Ordnance Survey scale plans and HM Land Registry. All plans are published here are for identification and indicative purposes only and are believed to be correct however in no way should be relied upon.

#### DISPUTES

Should any dispute arise as to the boundaries or

any point arising in these Particulars, schedule, plan or interpretation of any of them the question shall be referred to the arbitration of the Selling Agents, whose decisions acting as expert shall be final. The Buyer shall be deemed to have full knowledge of all boundaries and neither the Seller nor the Selling Agents will be responsible for defining the boundaries or the ownership thereof.

#### ANTI-MONEY LAUNDERING

In accordance with the most recent Anti-Money Laundering legislation, a Buyer will be required to provide proof of identity and address to the Sellers' Agents once an offer is submitted and prior to Solicitors being instructed.

#### VIEWING

The property is occupied, viewing is strictly by appointment with the selling agents.

#### HEALTH & SAFETY

Viewers should be careful and vigilant whilst on the property. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

#### SELLING AGENT

Lee Shuardson, Brown & CO LLP - Market Chambers, 25-26 Tuesday Market Place, King's Lynn PE30 1JJ



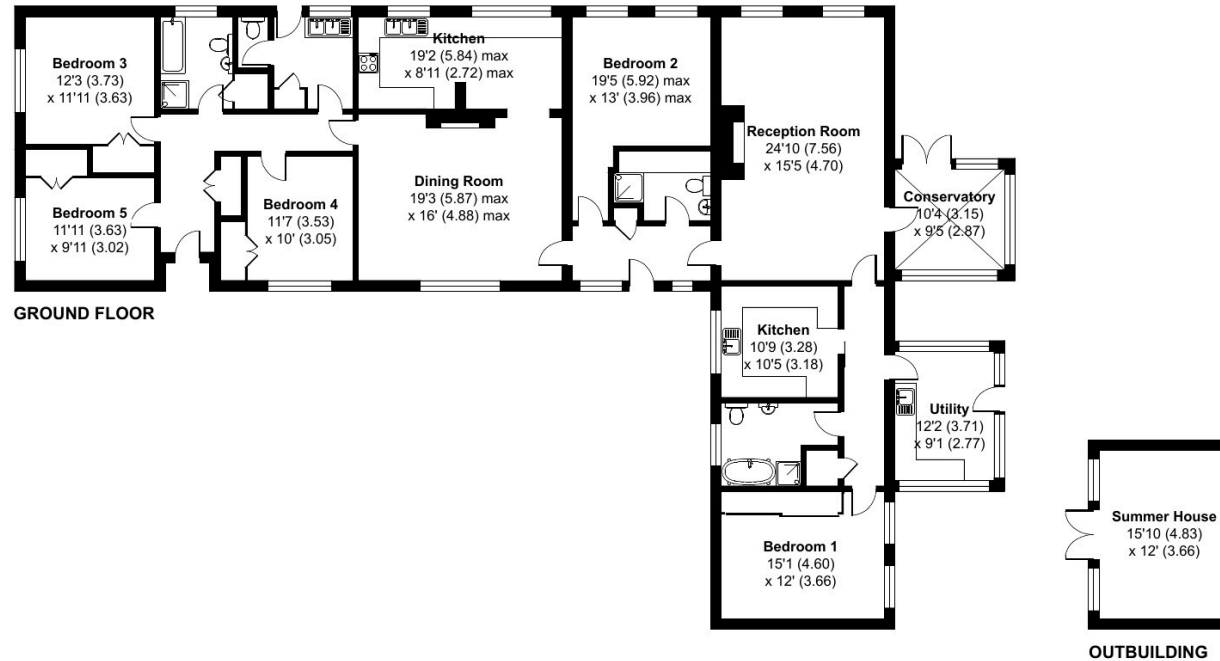
# The Row, West Dereham, King's Lynn, PE33

Approximate Area = 2712 sq ft / 251.9 sq m

Outbuilding = 190 sq ft / 17.7 sq m

Total = 2902 sq ft / 269.5 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). © ncthemcom 2023. Produced for Brown & Co. REF: 962528

## 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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