



SILT ROAD  
NORDELPH PE38 0BW









## SILT ROAD, NORDELPH PE38 0BW

Agricultural smallholding

Total size approximately 11.5 acres

Stables and paddock

Field to rear

Park home

Various large outbuildings

Yard

Shepherds hut

Mainline station only 6 miles (Ely, Cambs, London)



### TUNNEL FARM

Brown&Co offers an agricultural smallholding with park home, various outbuildings, shepherds hut, yard, paddock and agricultural land, with a total size of approximately 11.5 acres. Viewing is strictly by appointment only.

### LOCATION

Nordelph is a small village located in the county of Norfolk in England. It is situated about 5 miles to the east of the town of Wisbech and 11 miles to the west of the city of King's Lynn. The nearest train station to Nordelph is Downham Market station, which is approximately 7 miles away. Downham Market station provides regular services to London King's Cross, Cambridge and Ely. Nordelph is a charming rural village with a small population, having a river running through it and being surrounded by beautiful countryside and offering a peaceful and tranquil

atmosphere.

### DESCRIPTION

The accommodation comprises a park home of approximately 82m<sup>2</sup> having two bedrooms, two bathrooms, sitting room, dining room, kitchen and utility room. Outside to the front and rear there are gardens laid to lawn offering a great deal of privacy. To the rear and from the kitchen and sitting room windows there are rural views over the accompanying land. Also outside the property is a newly renovated shepherds hut, with running hot and cold water, electric and sleeping/living arrangement which the current owner enjoys as a wonderful space to relax.

### YARD & OUTBUILDINGS

The entire property is accessed via a single entrance which leads into a large central yard. At the entrance is a two bay cart shed with single

sliding door, 5.4m x 6.9m, and a second outbuilding used as storage. The yard is hard-standing and gravel with wash down pad with ample space for vehicles and lorries if necessary. There are four storage units: a nissen hut, 16m x 7m, a barn, 14m x 8m, second barn, 14m x 4m, and workshop, 14m x 6m.

### REAR & LAND

The entire plot extends to approximately 11.5 acres. At the side of the outbuildings there are three stables, 4m x 4m approximately with turning out paddock to the front, this gives access to a paddock field of approximately 1.5 acres including the turning out paddock. At the rear is agricultural land of approximately 9 acres, this is currently cropped with beans and will be made available to the new owner once the crop has been harvested.







## SERVICES & OTHER INFORMATION

Mains water, electric and private drainage. Oil fired central heating. Park home has certificate of lawful use. Energy Performance Certificate not required. Council Tax Band A. Drainage rates payable on land, awaiting vendor confirmation. There may be potential for redevelopment in place of the park home, subject to planning permission but, this has not been investigated by the seller or the agent.

## PLANS, AREAS & SCHEDULES

These have been prepared as carefully as possible and are based on the Ordnance Survey scales plans and HM Land Registry. All plans are published here for identification 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 decision acting as

experts 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 Seller's Agent once an offer is submitted and prior to Solicitors being instructed.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The site is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

## VIEWING

The property is occupied, Viewing is strictly by appointment with the selling agent.

## HEALTH & SAFETY

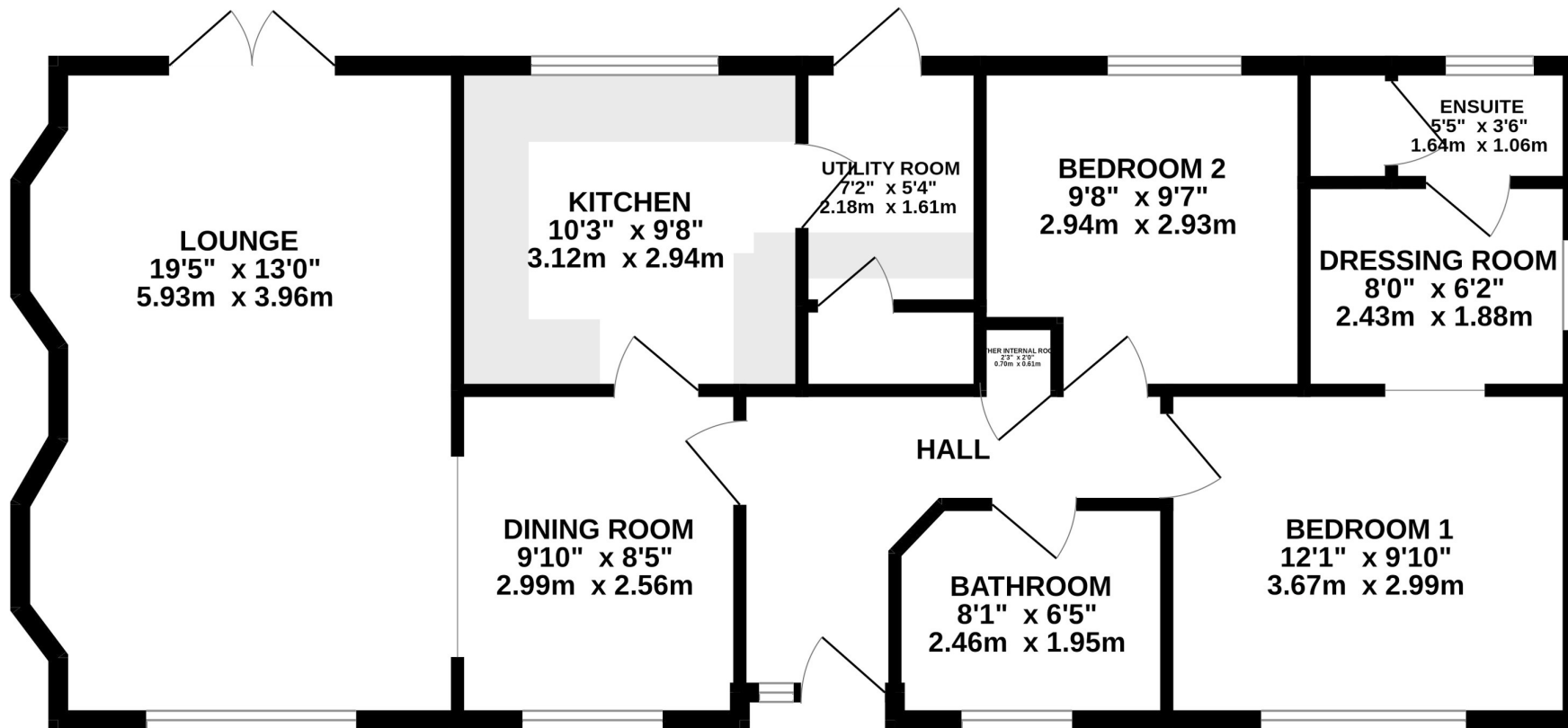
Viewers should be careful and vigilant whilst on the property. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

## SELLING AGENT

Brown & Co LLP, Market Chambers, 25-26 Tuesday Market Place, King's Lynn, PE30 1JJ.







### 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 other 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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