

FOR SALE - Freehold

Detached former church premises

Marham



- GIA C. 1,150 sq.ft / 106 sq.m
- Generous sized plot
- Period features
- **GUIDE PRICE: £185,000**

Church Hall
The Street
Marham
King's Lynn PE33 9HP

Folio: S/892ts





Church Hall, The Street, Marham, King's Lynn, Norfolk, PE33 9HP

Location & Brief Description

Marham is a rural West Norfolk village situated around 8 miles to the West of Swaffham and around 12 miles to the South of King's Lynn. Located in the centre of the village, a detached premises with generous outside area that wraps around 3 sides of the property.

Accommodation

Entrance

With double doors.

Main Hall 36' 11" x 20' 5" (11.25m x 6.22m)

Triple aspect with large stain glass windows, vaulted ceiling, tiled floor & wooden floor.

Lobby

Entrance door.

WC

WC & hand basin.

Meeting Room 17' 11" x 14' 11" (5.46m x 4.55m)

Dual aspect.

Kitchen 9' 4" x 5' 2" (2.84m x 1.57m)

With fitted wall 7 base units, worktops, stainless steel 1 ½ bowl sink with drainer.

Overage Clause

An overage clause will be applied to a sale contract in precis as follows: 50% of the uplift in value will be payable to the Vendor or their successors in the event of planning permission being obtained for change of use.

Viewing

Further details and arrangements for viewing may be obtained from **LANDLES**.

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**.

Tenure Freehold

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 enquires in respect of chain checking, to provide evidence of a lenders mortgage application in principle 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.

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