

## LANDLES

## **FOR SALE - Freehold**

## **Detached former church premises**

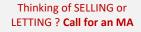
**Marham** 



- 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

Blackfriars Chambers | Blackfriars Street | King's Lynn | Norfolk | PE30 1NY Tel 01553 772816 E info@landles.co.uk | www.landles.co.uk

















### 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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### LANDLES

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**COMMERCIAL PROPERTY** 

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

t: 01553 772816 e: info@landles.co.uk w: www.landles.co.uk