



# FOR SALE - Freehold

## Detached former church premises

### Marham



- GIA C. 1,150 sq.ft / 106 sq.m
- Generous sized plot
- Period features
- **GUIDE PRICE: £125,000**

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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