

DESCRIPTION

The property comprises the former Bintree and Twyford Village Hall, a building of brick and flint walls under a pantile roof, which is to be demolished, the site of which has planning permission for the erection of three 2-storey detached houses.

Three of the site boundaries are bounded by flint and brick walls under a clay tiled capping, and a fourth boundary to Foulsham Road is part hedged.

The site measures 0.11hectare (0.275 acre) STMS.

SITUATION

Bintree is a pleasant village approximately 17 miles from Norwich and 8 miles from Fakenham. The site is located on the corner of the Norwich Road (A1067).

The existing Village Hall building will need to be demolished by the purchaser of this building land.

TOWN AND COUNTRY PLANNING

Full planning permission has been obtained under Breckland Council, Ref 3PL/2009/0875/F on 17 November 2009 for three dwellings on the site of the Village Hall, including the demolition of the Village Hall. This planning permission is subject to a number of normal conditions including a three year time limit and pre-commencement conditions that require clearing before development can start on site. These include a desktop study to ascertain if there is any risk of contamination on the site.

A unilateral undertaking has been made between the seller and Breckland Council requiring a payment of £4,480 as a contribution towards the provision of children's play and outdoor sports facilities. This sum is payable upon the commencement of development. This sum is variable, subject to the number of bedrooms constructed per dwelling on the site.

The Tree Preservation Order Ref 2009 No 27 covers the oak tree located on the Foulsham Road frontage.

PLANNING

Plans that accompanied the planning application show the three proposed dwellings. We are advised by the architects that **Plot 1 and Plot 3** are similar and have an approximate internal floor area of 980 sq ft and comprise entrance hall, cloakroom, lounge, kitchen/diner, three bedrooms, one with en-suite, family bathroom. Garage.

Plot 2 has an internal floor area of approximately 1,345 sq ft comprising hall, cloakroom, two reception rooms, kitchen/diner, utility room, four bedrooms, one with en-suite and dressing room, family bathroom. Garage.

Copies of the plans and various documents are available electronically.

SERVICES

We understand that mains water, electricity and drainage are either connected to the existing Village Hall building or available for connection. Potential purchasers should satisfy themselves that these supplies are available and adequate for their own intended purpose.

GUIDE PRICE

Guide Price of £250,000 for the property.

VAT

VAT will not be payable on the purchase price.

LEGAL COSTS

All parties to be responsible for their own legal costs.

AGENT'S NOTE

The purchaser will be responsible for blocking up the existing opening in the brick and flint northern boundary wall along the rear of the site.

VIEWINGS

At any reasonable time during daylight hours with these details in hand. Viewers enter the site at their own risk.

For further information contact:

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IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

- 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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