Barnham Broom Road | Wymondham | NR18 0RN

Guide Price £200,000

twgaze

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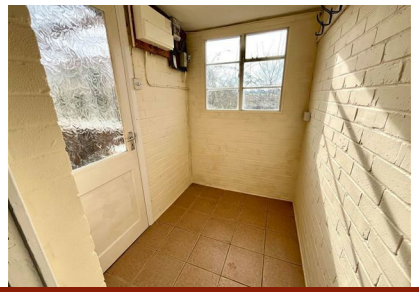
The property must be occupied under an Agricultural Occupancy Condition
A 2 bedroom non-standard construction detached bungalow in 0.15 with an additional 3.89 acres of land.

- Must be occupied by persons qualifying under the Agricultural Occupancy Condition
- Non-conventional construction
- A detached bungalow
- Two bedrooms
- 4.04 acre plot

The Location
Barnham Broom Road can be found on the outskirts of Wymondham in a semi rural position. Wymondham itself is a historic market town just 10 miles south of Norwich City Centre. The town benefits from a variety of good schooling, both primary and secondary, with Wymondham college in particular, boasting an 'outstanding' Ofsted rating. There are good supermarkets including Waitrose and numerous small businesses in the town. Transport buses link the surrounding towns and villages and the town's railway station also provides a direct line into Norwich, Ely and Cambridge, with London commutable in around 2 hours.

The Property
The bungalow is understood to be of non-conventional construction 'prefab' with asbestos inner walls. The exterior is brick faced beneath a concrete tiled roof. There is a UPVC fascia. Windows are wood framed and secondary glazed. The bungalow offers two good



size bedrooms, a family bathroom, a lounge with dual aspect outlook, kitchen with pantry and a lean-to. Some moderisation is required.

The Outside
The bungalow and immediate grounds are approximately 0.15 acres with hard standing for several vehicles with access gates leading to 3.89 acres of land currently down as grassland.

Agents Note
Please note - The occupation of the bungalow shall be limited to persons employed or last employed locally in agriculture, as defined in Section 221(1) of the Town and Country Planning Act 1962, or in forestry, and the dependents of such persons.

Prospective purchasers should note that this property is subject to an agricultural tie. Should the successful purchaser succeed in removing the agricultural tie, an overage payment will be due to this vendor or their successors equivalent to 100% of the uplift in the value generated as a result of the removal of the tie. This will be included in the sales contract and the term for the overage will be 50years. These terms are non-negotiable.

The field will be sold with a separate overage entitling the vendor (and their successors) to 50% of any uplift in value should planning permission for residential use be granted. This will apply for a term of 30 years.

Services
Mains water, electricity, oil fired boiler with radiators and private drainage.

Tenure
Freehold

How to get there
///storming.noted.tailing

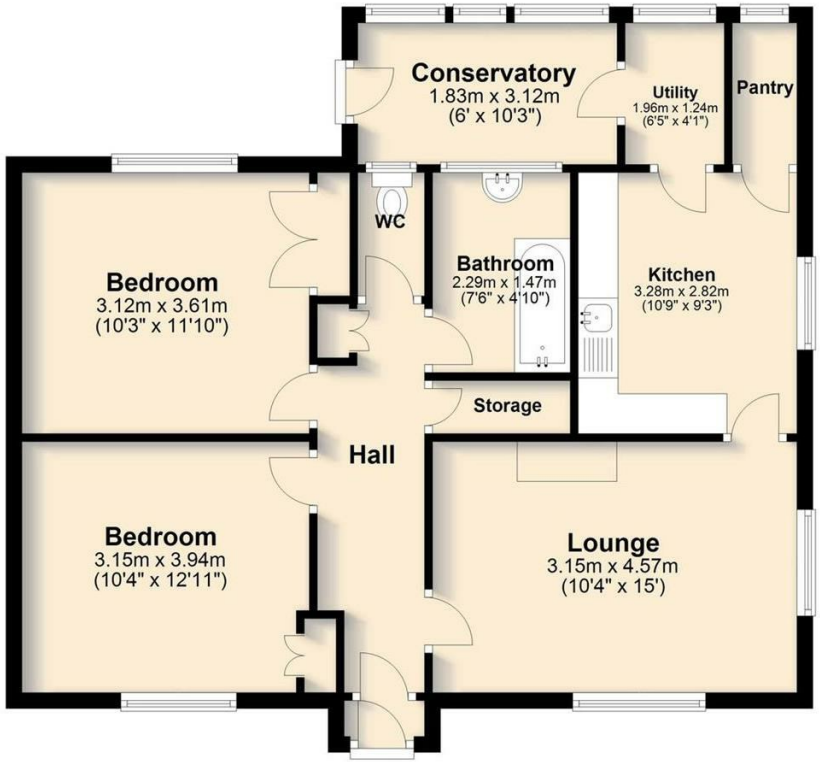
Viewing
Strictly by appointment only with T W Gaze

Council Tax
B - payable to South Norfolk Council

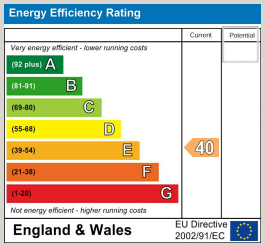
Reference
1/19749/REH

Ground Floor

Approx. 76.8 sq. metres (826.8 sq. feet)



Total area: approx. 76.8 sq. metres (826.8 sq. feet)



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