



PARKFIELD FARM BARNS

Downham Road, Outwell, Wisbech Norfolk, PE14 8SL

For sale as a whole or in three lots

BROWN & CO

INTRODUCTION

Parkfield Farm comprises a number of single storey agricultural buildings of mixed size and appearance. Two of these former agricultural buildings have Prior Approval to convert to a spacious four bedroom and a pair of two bedroom detached residential dwellings. The site also offers 2.23 acres of fenced pasture land which is suitable for grazing.

Parkfield Farm is set back from the road and borders open farm land to the north, east and south.

In all the site extends to approximately 3.02 acres and offers an opportunity for a fantastic equestrian set up.

LOCATION

The property is located to the east of Downham Road within the parish of Outwell.

Outwell is an attractive Norfolk village with local amenities including pubs, shops and takeaways. It lies on the route of the A1101, with easy access to the A47 which is to the north west.

Outwell is situated between Wisbech, Downham Market and March, all of which are under 10 miles away.

The market town of King's Lynn offers wider shopping and recreational facilities and is circa 16 miles away to the north. The Cathedral City of Peterborough lies approximately 25 miles to the west.

The nearest railway station is Downham Market which is on the Fen Line running between King's Lynn and London via Cambridge.

LOT 1 – 0.35 ACRES OUTLINED RED ON THE SALE PLAN (GUIDE PRICE - £200,000)

Parkfield Farm Barns West comprises a former agricultural yard of which the vendor has obtained Prior Approval to convert the existing barn into a four bedroom dwelling under application no: 23/02157/ PACU3.

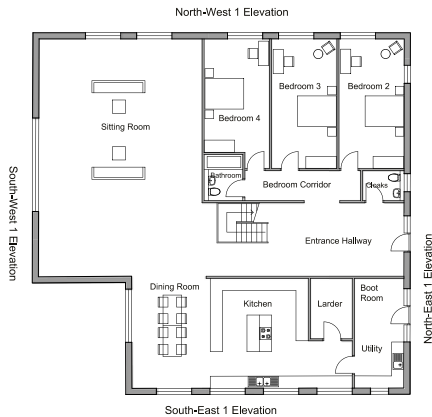
The building is brick with a pitched cement fibre corrugated sheet roof and concrete floor (280 m²).

Under the current plans the accommodation will comprise: Four bedrooms (one ensuite), bathroom, sitting/dining room, kitchen, larder and utility/boot room.

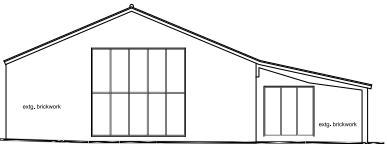
Lot 1 is set in approximately 0.35 acres.



Lot 1



Proposed Ground Floor



South West Elevation



North East Elevation

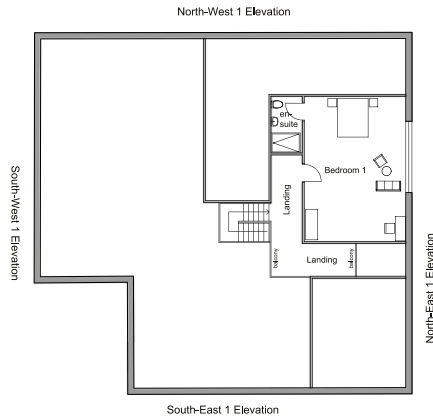
LOT 2 – 0.44 ACRES OUTLINED RED ON THE SALE PLAN (Guide Price - £110,000)

Parkfield Farm Barn East comprises a former agricultural yard of which the vendor has obtained Prior Approval to convert the existing barn into a pair of two bedroom dwellings under application no: 23/02158/ PACU3.

The building is steel portal framed with steel profile cladding to the walls, a cement fibre corrugated sheet roof and hardstanding floor (215 m²).

Under the current plans, both dwellings will comprise: Two bedrooms (one ensuite), bathroom, kitchen/dinning room and sitting room.

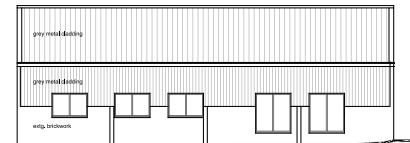
Lot 2 is set in approximately 0.44 acres.



Proposed First Floor



South East Elevation



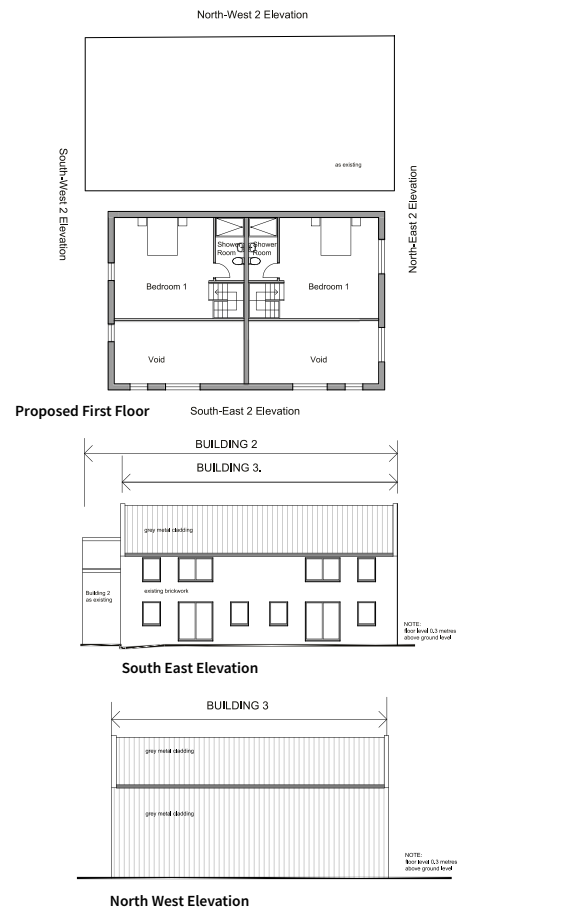
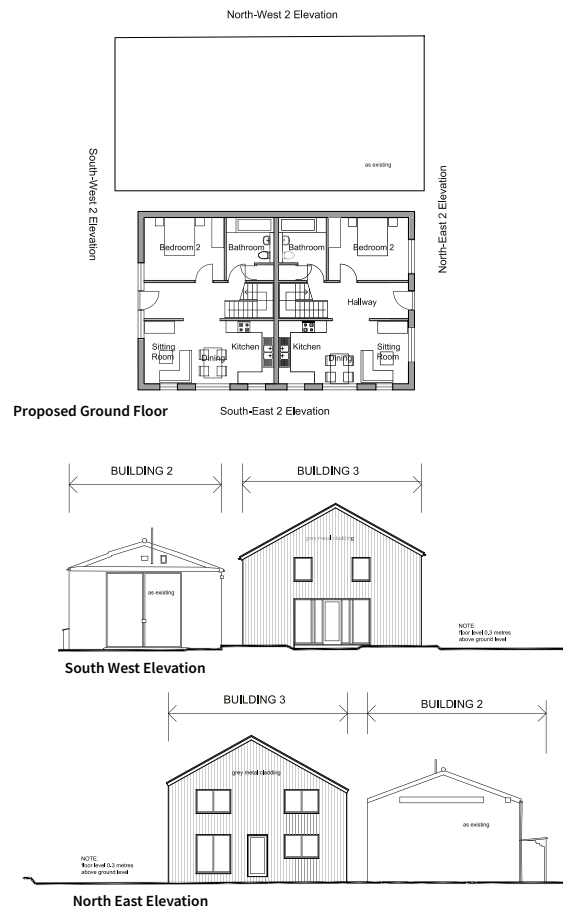
North West Elevation



Lot 2

Lot 3

Lot 2



LOT 3 – 2.23 ACRES OUTLINED RED ON THE SALE PLAN (GUIDE PRICE - £50,000)

Lot 3 comprises 2.23 acres of fenced pasture land which is suitable for grazing. The land is located behind the buildings and can be accessed by a track running south of the three lots.

AGENT'S NOTE

The property lies in flood zone 3. Please see the planning statement submitted as part of the application for further information.

GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole or in individual lots.

TENURE & POSSESSION

The property is offered for sale freehold with vacant possession on completion.

TOWN & COUNTRY PLANNING

The local authority for this area is King's Lynn and West Norfolk Borough Council. A copy of the consent, supporting documents and plans can be viewed from King's Lynn and West Norfolk Borough Council's planning website.

Lot 1 with reference number 23/02157/PACU3 is to be **completed by** 26th January 2027.

Lot 2 with reference number 23/02158/PACU3 is to be **completed by** 29th January 2027.

SERVICES

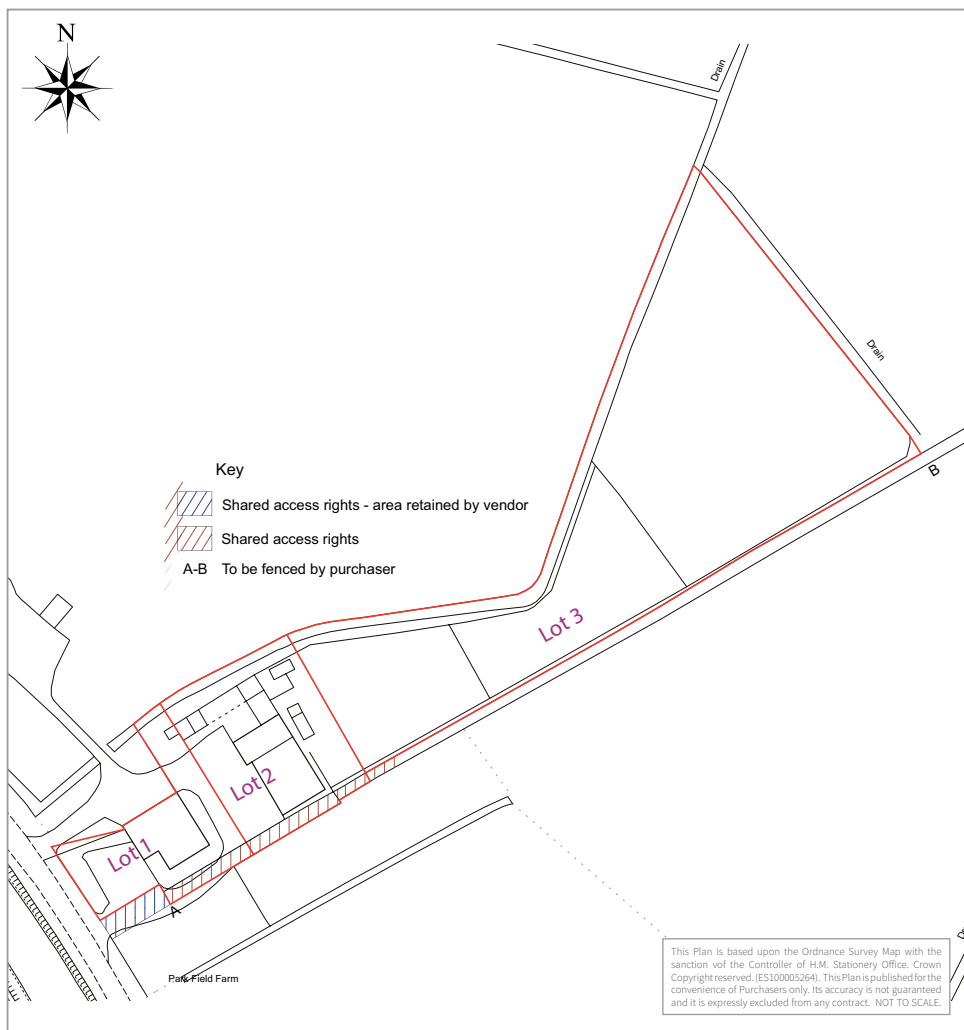
Interested parties should make their own enquiries of the relevant authorities regarding the connection, capacity, adequacy and availability of all services for their intended use. Both the buildings benefit from a sub-meter water connection and it is the Purchaser(s) obligation to undertake any separation works if needed or continue with the current sub-meter arrangement.

FIXTURES AND FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

EXCHANGE OF CONTRACTS & COMPLETION

Exchange of contracts will take place within 21 days of receipt by the purchasers' solicitor of a draft contract with completion no later than 28 days thereafter. A deposit of 10% of the purchase price will be payable on exchange of contracts.



VAT

Should any sale of the Property, as a whole, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to the contract price.

WAYLEAVES, EASEMENTS & RIGHT OF WAY

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. In particular:

- The Vendor retains the rights of access over the area hatched in blue on the sale plan
- Lot 2 retains the rights of access over the areas hatched in blue and brown on the sale plan if it is sold in lots
- Lot 3 retains the rights of access over the areas hatched in blue and brown on the sale plan if it is sold in lots

BOUNDARY OBLIGATIONS

The Purchaser/s will be responsible for fencing between points A-B on the sale plan within 6 months from the date of completion. This type of fencing is to be a minimum standard of stock proof fencing.

DISPUTES

Should any disputes arise as to the boundaries or any matters relating to these particulars or, the interpretation thereof, the matter will be referred to an Arbitrator appointed by the Selling Agents.

HEALTH AND SAFETY

Neither the seller nor the selling agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk. We therefore ask viewers to be careful and vigilant whilst on the holding.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

VIEWING

Viewers are to be vigilant when viewing the property due to the potential presence of asbestos. Strictly by appointment with the agents Brown & Co.

AGENT

Grace Whitehead

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IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in November 2024. Brochure by wordperfectprint.com.

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