



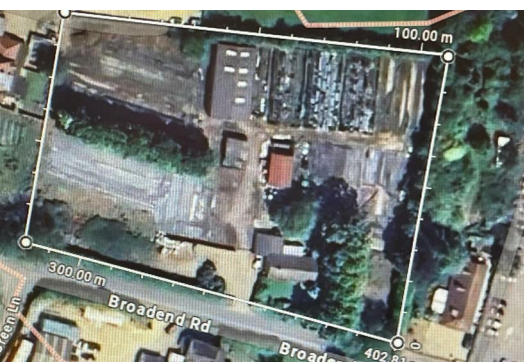
21 Broadend Road Wisbech PE14 7BQ

Guide price £300,000



A rare and exciting opportunity to acquire the former Broadend Nursery, occupying an approximate 2.5 acre plot (STS) in the popular village of Walsoken, Norfolk.

Offering enormous potential for those seeking a lifestyle property with agricultural or horticultural connections, the site includes a spacious detached four-bedroom dwelling, substantial grounds formerly utilised as a plant nursery, together with an impressive 75ft outbuilding ideal for storage, workshop use or a variety of agricultural purposes, subject to any necessary consents.



The accommodation briefly comprises entrance hall, kitchen/breakfast room, lounge, dining room, conservatory, four bedrooms, family bathroom and cloakroom. Externally, the property benefits from a garage and substantial outdoor space with scope for a variety of uses, subject to the necessary consents.

The property is situated in a semi-rural position whilst remaining conveniently located for nearby amenities and transport links.

Accommodation Includes:

- Entrance Hall
- Kitchen/Breakfast Room
- Lounge
- Dining Room
- Conservatory
- Four Bedrooms
- Bathroom
- Cloakroom
- Garage

Agents Note:

The occupation of the dwelling 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 dependants of such persons.

“Agriculture” includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock, grazing land, meadow land, market gardens, nursery grounds and ancillary woodland use associated with agricultural purposes.

Auctioneer Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to complete within 56 days (the “Reservation Period”). Interested parties’ personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The successful bidder will pay £349 including VAT for this pack, which must be viewed before bidding.

The buyer will sign a Reservation Agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum fee of £6,600 including VAT. This is paid in addition to the purchase price and is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent and/or Auctioneer from which they may receive payment should the service be taken. Any referral payments will be confirmed in writing before services are instructed. All services are entirely optional.

Viewings are available by appointment only on the following dates. Please advise which event you would like to attend when registering your interest:

Saturday 23rd May

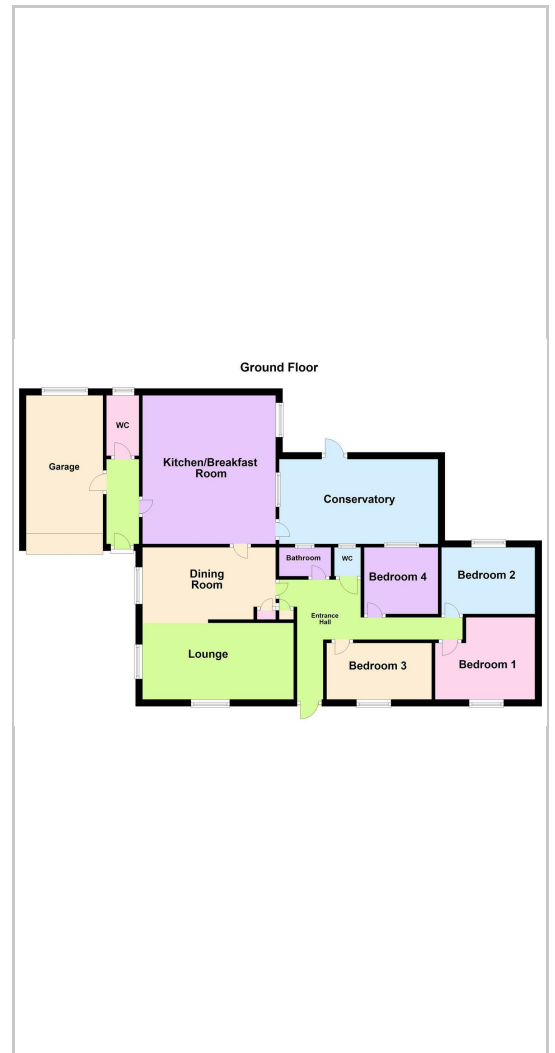
Saturday 30th May

Saturday 06th June

Area Map



Floor Plans



Energy Efficiency Graph

