



Turnpike Farm And Business Centre
London Road
Suton
Wymondham, Norfolk
NR18 9SS

Guide Price £1,150,000





- Set in 1.5ac with rural outlook
- Stunning single storey barn conversion
- Attached period house used as 6 letting offices
- Modern agricultural barn
- Excellent access
- No Onward Chain

Location

This property occupies a superb position set back off the Norwich Road with far reaching views to the rear across farm and woodland, and is just a short drive or brisk walking distance of Wymondham College rated 'Outstanding' by Ofsted and one of the few UK State Schools offering boarding facilities. Attleborough is 2.5 miles to the west and is an up and coming town which provides a comprehensive range of facilities including schooling to sixth form level as well as a train station on the Norwich to Cambridge Line with onward connections to London Kings Cross. Wymondham is 3.5 miles to the northeast providing a wide range of amenities and excellent schooling.

The A11 provides a swift route to Norwich in just 13 miles and offers a comprehensive range of commercial, entertainment and cultural amenities and excellent schooling together with a main line railway station providing regular services to London and Cambridge, as well as having an international airport.





The Barn

The barn is large providing just shy of 3000ft² of living space and is single storey. The design has been to create a feeling of true barn living with the main brick central core being fully vaulted and this area is used as open plan living with the modern kitchen leading off. The rear wings are used as bedroom areas, whilst the side wing, and around to the rear are the owners studio work areas. Overall this barn has a feeling of space and tranquillity.

The commercial part (hatched red)

Linked by one wall to Turnpike Farm is a period grade II Listed house which has commercial use (known as Turnpike Business Centre) and is divided into six small offices with communal entrance, kitchen and WCs. This is set in 0.3ac. The gross rent is around £35,000 on 100% occupancy which includes service costs. The net rent on 100% occupancy is around £30,000. Historically the property has run at around 80% occupancy on average. Individually rated but combined RV of £10,740

The Grounds

The property is set within 1.5ac of garden which includes large grassed areas, a pond surrounded by trees with a decked area which enjoys evening sunsets, a courtyard garden, and there is a large agricultural barn 19.3m x 11.3m which has the potential to perhaps be incorporated into the main barn or be used in connection with some form of business, or be used as excellent general storage which is the current use.

Freehold Council Tax Band – E Ref: 2/18935.1/MS

Services


Mains water, electricity and gas are connected. Mains and Private drainage. Gas fired boilers providing underfloor heating in the converted barn and heating to radiators in the Turnpike Business Centre. Two wind turbines set within the grounds provide electricity FOC (when turning) which gives approximately 50% of the overall usage required. Both buildings have fibre broadband connections, delivering 140 mpbs down and 35 mpbs up

Directions

Leaving Wyndham on London Road/BI 172, proceeding over the roundabout and the property is almost immediately on the right.

Viewing Strictly by appointment with TW Gaze.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

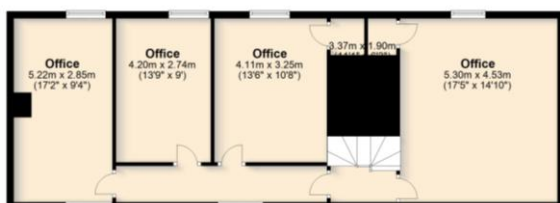
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TW Gaze for themselves and for their Client give notice that:-

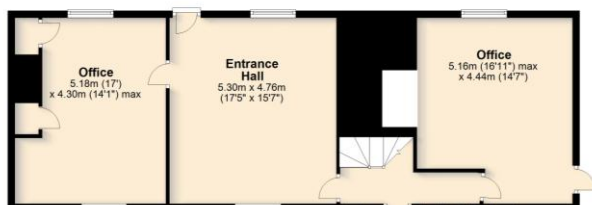
1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

First Floor
Approx. 82.9 sq. metres (891.8 sq. feet)

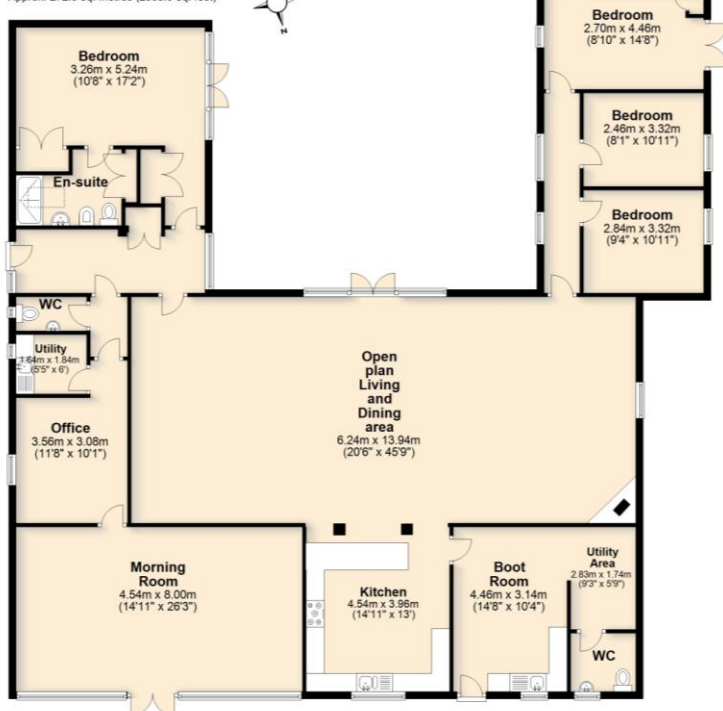


Total area: approx. 181.0 sq. metres (1948.1 sq. feet)



Ground Floor
Approx. 98.1 sq. metres (1059.3 sq. feet)

Approx. 272.8 sq. metres (2935.9 sq. feet)



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