



**Former Primary School With Development Potential (STP)**  
 207.35m<sup>2</sup> (2,232SqFt)

Development  
 For Sale

SCOPE FOR A 4/5  
 BEDROOM SINGLE  
 STOREY DWELLING

FURTHER DEVELOPMENT  
 POTENTIAL STP

ATTRACTIVE VILLAGE  
 LOCATION, 6.5 MILES  
 FROM THE BROADLAND  
 NORTHWAY

FREEHOLD WITH VACANT  
 POSSESSION

**Marsham Primary School, High Street, Marsham,  
 Norwich, NR10 5AE**

The property is located in Marsham which is situated approximately 10 miles north of Norwich city centre and two miles south of Aylsham and in close proximity to the A140. The property therefore provides good transport links to both the north of the County and Norwich.

Marsham benefits from local amenities to include, two public houses, a Methodist church, in addition to various small businesses.

The property is situated off the High Street and short distance from the A140 and accessed either by foot at the front or to the rear by car via a short private road.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

### Description

The property is a detached former primary school of traditional brick construction under a pitched tile roof, with timber windows and doors throughout.

Internally the property comprises several classrooms a commercial kitchen, a staff room, various store rooms, and WC facilities.

Externally, there are two tarmac play areas to the immediate front and back of the property, with an additional grassed playing field beyond with a small gravelled area for parking.

Vehicle access is via a right of way between no's 26 and 28 High Street.

There is also an additional field seperated by a public footpath, extending to approximately 0.3 acres.

### Services

Mains Water, Gas, electricity and drainage.

### Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross internal floor areas:

Description	m <sup>2</sup>	Sq Ft
Marsham Primary School	207.33	2,232
Total Site Area	0.79ac	0.32ha

### Terms

The freehold interest in the property is available for sale at **£450,000** exclusive.

### Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: School and Premises

Rateable Value: £7,300

Rates Payable 2024/2025: £3,642.70\*

\*Small business rate relief may be applicable

<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

### Legal Costs

Each party to bear their own costs

### VAT

Our client reserves the right to charge VAT in line with current legislation.

### Planning

The property has been utilised as a school currently classified under Class F.1 of the Town and Country Planning (Use Classes) Order 2020, which permits various uses, including its current use as a school, training centres, museums, public libraries, exhibition halls and places of worship.

For any enquires about a potential change of use, please contact Broadland District Council.

[www.southnorfolkandbroadland.gov.uk/planning](http://www.southnorfolkandbroadland.gov.uk/planning)

### EPC

The property has an EPC rating of: TBC

### Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

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SUBJECT TO CONTRACT - HRD/njr/28761/121

