



## MODERN DETACHED STEEL PORTAL FRAME BUILDING

HAWTHORN ROAD, OFF CLIPBUSH LANE, FAKENHAM, NORFOLK, NR21 8SQ

- Partially constructed portal frame building
- Designed as a place of worship; suit industrial/warehousing/trade s.t.p.
- Established estate location next to Screwfix and close to Travis Perkins
- Generous plot of 0.24 hectares (0.59 acres)

**FOR SALE £750,000 | 919.62 sq m (9,899 sq ft)**

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**BROWN & CO**

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## Location

The town of Fakenham has a population of 7,617 (2011 census), and is some 30km (19 miles) north east of Kings Lynn, 30km (19 miles) south west of Cromer and 40km (25 miles) north west of Norwich.

The property is situated on Hawthorn Road, an established industrial, retail and trade location to the north east of the town centre, accessed off Clipbush Lane.

The plot immediately adjoins Screwfix and neighbouring occupiers include ABS Gym, Marstons Running Horse family pub diner, Travis Perkins, GJL Animal Feeds, Motor Parts Direct and a large Morrisons supermarket.

## Description

The property comprises a partially completed detached steel portal frame building, constructed in 2019/2020, occupying a generous plot of approximately 0.24 hectares (0.59 acres).

The property was designed for church use and internally provides two open plan full height areas separated by a partially completed mezzanine floor intended for administrative and amenity use.

UPVC double glazed windows are in situ, with external doors yet to be installed. The minimum internal eaves height is 5.00m, rising to c. 7.36m at the roof's apex.

Externally, the site is undeveloped and will require surfacing to provide parking, loading and circulation areas.

The property lends itself to industrial/warehouse/trade use, subject to planning and completion of relevant works.

## Accommodation

Measured on a gross internal area basis, the accommodation is as follows:

Description	sq ft	sq m
Ground floor	8,202	761.95
Mezzanine level	1,697	157.67
<b>Total GIA</b>	<b>9,899</b>	<b>919.62</b>
<b>Site area</b>	<b>0.59 acres</b>	<b>0.24 hectares</b>

## Town & Country Planning

The property was constructed under a 2014 planning consent ref. PF/14/0500 for the 'erection of building to provide D1 (place of worship)'. Being situated within a modern and established trade/industrial estate location, we consider it would be suitable for E(g)(i)(ii)(iii) light industrial/office, B8 storage and distribution and B2 general industrial uses, subject to formal application for change of use.

Interested parties are invited to discuss their proposals further with North Norfolk District Council's planning department on 01263 513811.

## IMPORTANT NOTICES

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## Services

Three phase electricity, drainage (to an estate system) and water are available to the property. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

## Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description	'Store and premises'
Charging Authority	North Norfolk
Rateable Value	£36,500
Rates payable from April 2026	£15,768

## Tenure

The property is freehold and is available to purchase with vacant possession at a price of **£750,000**.

## VAT

The property is elected for VAT and VAT will be charged on the purchase price.

## EPC Rating

[to be confirmed]

## Legal Costs

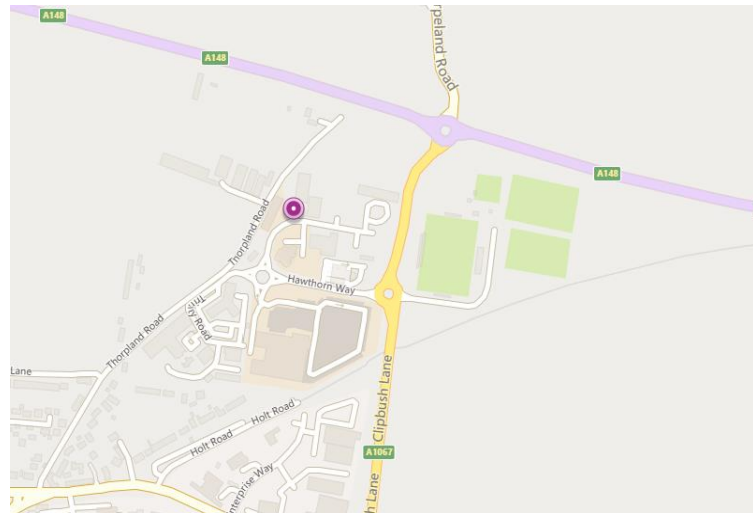
Each party will be responsible for their own legal costs incurred in documenting the sale.

## Viewing & Further Information

Strictly by appointment with the sole selling/letting agent.

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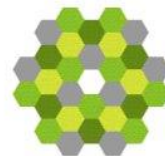
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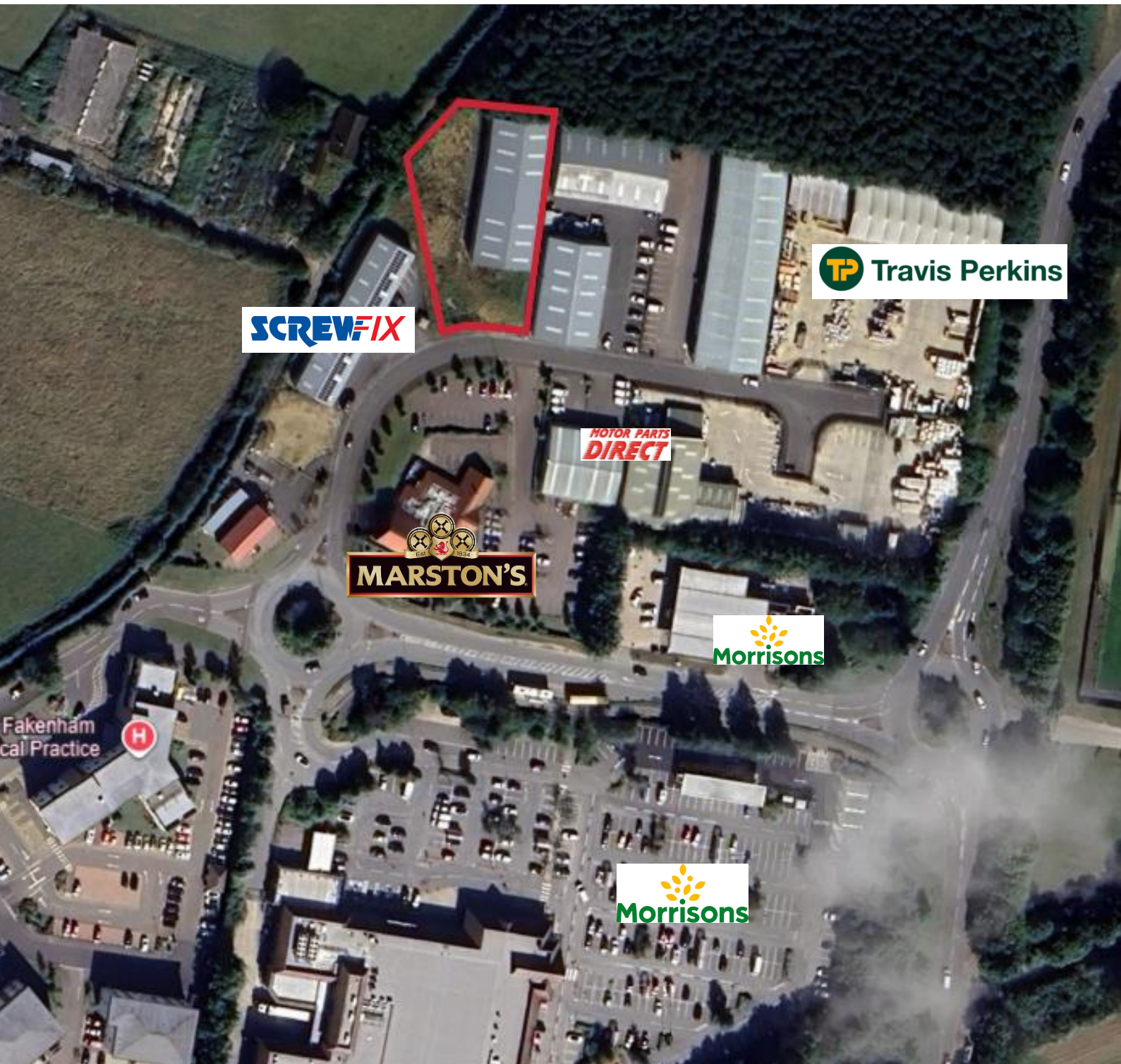
HM Land Registry  
Official copy of  
title plan

Title number **NK439777**  
Ordnance Survey map reference **TF9330NW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Norfolk : North Norfolk**



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