



Commercial Premises with Development Potential (STP)
535.1m² (5,760sqft) on 0.47 acres (0.19 hectares)

Industrial /
Development

For Sale

ATTRACTIVE VILLAGE
LOCATION, 2 MILES FROM
WATTON

REDEVELOPMENT
POTENTIAL (STP)

TOTAL SITE AREA 0.47
ACRES (0.19 HECTARES)

FREEHOLD WITH VACANT
POSSESSION

**Old Methodist Church, Bell Lane, Saham Toney,
Thetford, IP25 7HD**

Saham Toney is a rural village in Breckland, Norfolk, approximately 2 miles west of Watton and 25 miles west of Norwich. The property is set in a predominantly residential area, with nearby Watton providing a range of shops, cafés, public houses, restaurants and local services. Watton also benefits from established commercial areas and good road links via the A1075 and B1108.

Saham Toney is a charming Norfolk village offering peaceful countryside living and a welcoming community. Surrounded by beautiful rural landscapes, it provides scenic walks and a relaxed village atmosphere. The village benefits from a popular primary school, with a wider range of highly regarded secondary schools available in the nearby market town of Watton.

Description

The subject property comprises a parcel of land extending to approximately 0.19 hectares, 0.47 acres, with access from Bell Lane. The site includes a range of adjoining buildings, with two traditional brick and timber framed buildings beneath pitched tiled roofs to the front, and a further series of brick, steel and timber framed buildings with fibre cement roofs to the rear. An additional area of grassland lies beyond the buildings.

Accommodation

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

Description	M²	Sq Ft
Ground Area (incl. Lean-to)	443.36	4,772
First Floor	91.80	988
Total	535.16	5,760
Site Area	0.47ac	0.19Ha

Terms

The freehold interest in the property is available for sale at **£250,000 exclusive**.

Legal Costs

Each party to bear their own costs

VAT

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

Business Rates

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

- Description: TBC
- Rateable Value: TBC
- Rates Payable 2026/2027: TBC

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing
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SUBJECT TO CONTRACT - HRD/njr/120

