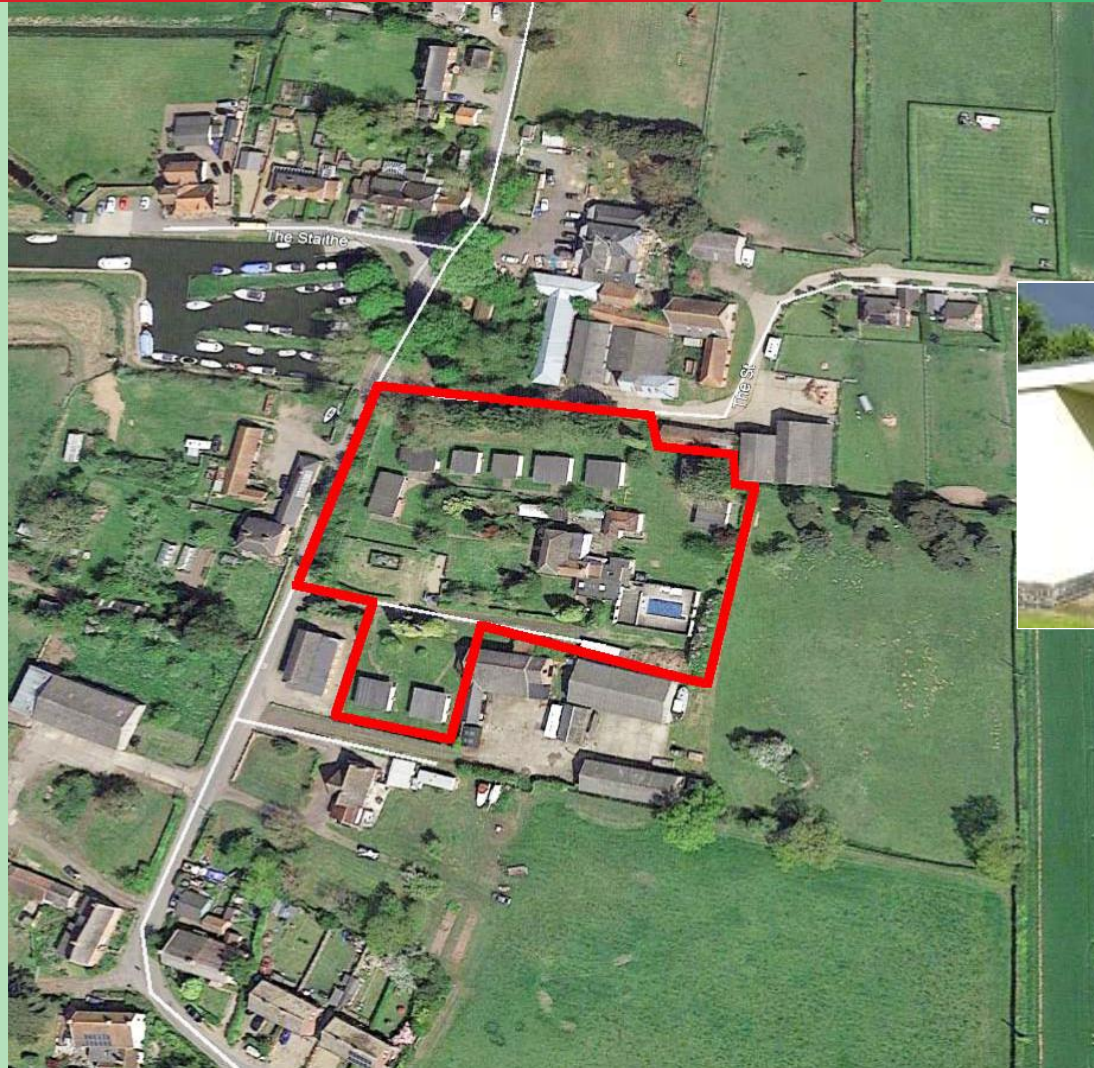


**Hedera House
The Street
Thurne
Great Yarmouth
Norfolk
NR29 3AP**

Offers are invited for the
Freehold Interest

'No affordables'

'No 106 payment'



Property Description

Hedera House and The Plantation Bungalows form a well-known holiday facility in the middle of unspoilt Broadland. It is comprised of a large Georgian Style Farmhouse and 11 holiday chalets on approximately 2 acres of land with access from The Street and adjacent to Thurne Dyke and its public staithe and slipway which give access to the Broads via the delightful River Thurne. The property has been granted a valuable planning consent for SIX open market houses and NINE two-storey holiday houses and ONE single-storey to replace the entirety of the existing accommodation.

Location

Thurne is about 10 miles from Great Yarmouth and 16 miles from Norwich. A quiet Broadland village of hamlet number residents it is well known for its iconic white windmill, Thurne Dyke and Lion Inn Public House. It is a centre for boating activity throughout the year, permanent moorings and opportunities for fishing. The village is home to the Annual Thurne Mouth Open Sailing Regatta - the premier event of the locally-based East Anglian Cruising Club. It is conveniently centrally located close to Great Yarmouth, Norwich & Norfolk Norfolk. There is a seasonal shop, Methodist Chapel and 12th Century St Edmunds Parish Church.

Directions

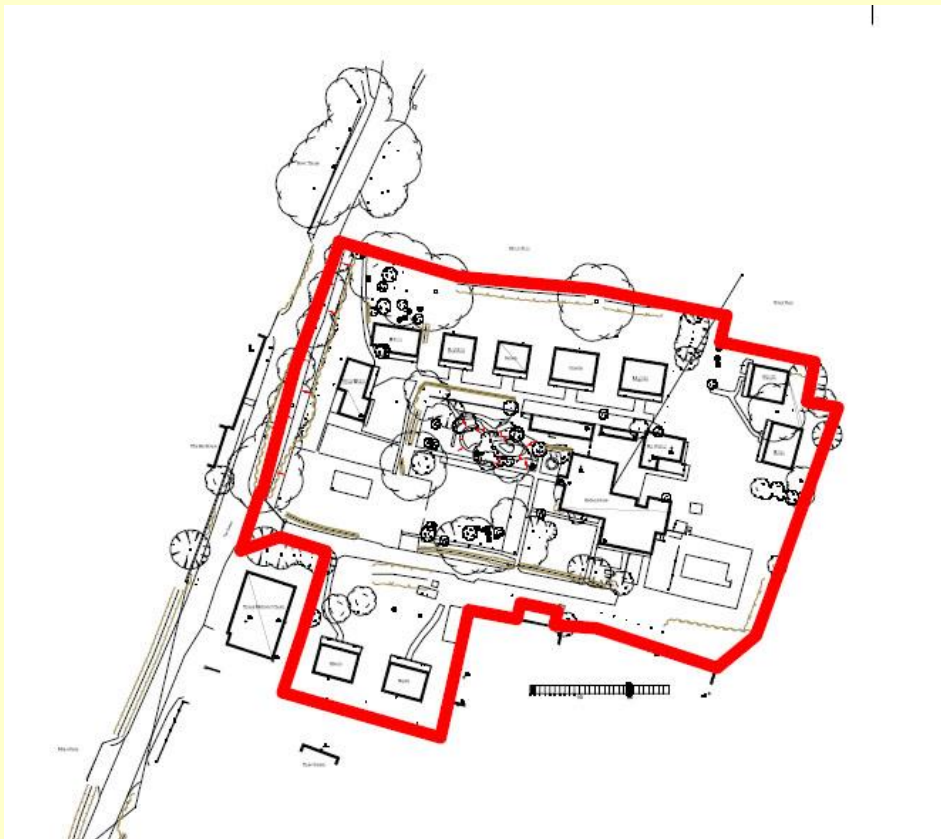
From Great Yarmouth or Norwich, take the A47 to Acle. At the Acle roundabout, turn off onto the A1064 to Caister-on-Sea. After approx. 3 miles branch off left onto B1152 to Martham & North Walsham. After approximately 2 miles turn left at the cross-road, signposted Thurne, and follow the road for another 2 miles to the village. The Hedera House & Plantation Bungalows site is on the right hand side just past the Methodist Chapel and before the Public House. (SatNav NR29 3AP)



... delivery above expectations

Aldreds
commercial

Site Plan



NOT TO SCALE

NOTE: This plan is published for convenience and although believed to be correct, its accuracy is not guaranteed so it shall not be deemed to form part of the contract.

Aldreds
Chartered Surveyors

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SITE PLAN FOR IDENTIFICATION PURPOSES ONLY

Site Data / Accommodation:

The Site

This freehold site was developed as a holiday facility in the 20th century. Mindful of the increase of expectations in holiday accommodation standard, the current owners have sort and gained planning permission to upgrade the holiday facility and develop a separate part of the site with SIX open market barn style houses.

The Development

The plan on this particulars shows the proposed layout of the site when developed. The consent obtained is in outline and therefore may be refined when the reserve matters application is made. The open market houses comprise 3 three-bedroom and 3 four-bedroom houses situated around a cul de sac.

The Existing House

A Georgian style farmhouse which has been used for holiday accommodation in recent years. There is an adjoining outdoor swimming pool. The house has substantial accommodation on two floors.

The Existing Holiday Accommodation

Eleven single storey holiday units: ten with mono pitch roofs, 7 two-bedroom - accommodating six, 3 one-bedroom accommodating four and 1 pitched roof two-bedroom unit accommodating four.

The Proposed Houses

A mix of THREE and FOUR Bedroom DETACHED Houses with single or double garage in the modern barn vernacular.

The Proposed Holiday Accommodation

SIX semi-detached and a terrace of THREE two storey - again in the modern barn vernacular. The accommodation is all TWO bedroom. ONE single storey TWO bedroom - disabled friendly accommodation - fitted out for wheelchair users.

Planning Consent

A copy of the planning consent Application reference BA/2017/0103/OUT is available from the agents offices. It is dated 13th September 2017. It is also available on line with the plans.

Conditions

The planning consent is conditional and links the holiday development with the open market housing delivery.

Tenure

Freehold with Vacant Possession.

Services

Mains Water, Electricity and Drainage.

Legal Costs

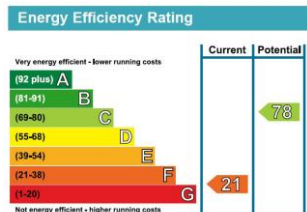
Both parties are responsible for their own legal costs.

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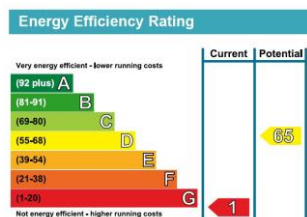
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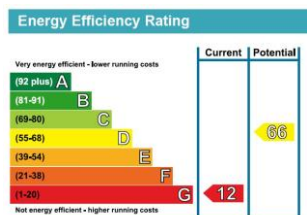
EPCs



Hedera House



Genista Type 1 Chalet



Quiet Waters Type 2 Chalet

Proposed Development



Misrepresentation Clause

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