



ORCHARD COTTAGE

7 Allison Street | Marsham | Norwich | NR10 5PJ

Arnolds | Keys



ORCHARD COTTAGE

7 Allison Street | Marsham
Norwich | NR10 5PJ

A unique opportunity to acquire a detached, four bedroom period cottage in generous grounds along with a range of industrial units and surrounding land laid to grass extending in all to approximately 5.06 hectares (12.50 acres). The property is within easy reach of the A140 and the market town of Aylsham (less than 3 miles north) and the City of Norwich (10 miles south). The property is offered for sale by private treaty as a whole or in up to three lots as follows:

Lot 1: Orchard Cottage in grounds extending to 0.75 Ha (1.85 Ac) as shown outlined red on the plan

Lot 2: Industrial units in grounds extending to 0.58 Ha (1.43 Ac) as shown outlined green on the plan

Lot 3: Grassland extending to 3.73 Ha (9.22 Ac) as shown outlined blue on the plan

Property Features

- Versatile & characterful accommodation
- Generous grounds measuring approx. 5.06 ha (12.50 ac)
- Outbuilding w. garage & two stables
- Four bedrooms
- Three reception rooms
- Industrial units totalling 2,512m² (27,039 sq ft) (part let)
- For sale as a whole or in up to 3 lots



Council Tax Band: F



ORCHARD COTTAGE

Situated within the popular village of Marsham, this detached home offers versatile, well presented and characterful accommodation comprising home office, living room, dining room and kitchen, shower room and conservatory on the ground floor. The first floor comprises family bathroom and four bedrooms; one with an ensuite with a further storage room. Externally, the property boasts generous, mature grounds with a well-kept garden with mature shrubs and trees wrapping around the property. A parking area with outbuilding providing garage and two stables completes the residential part of this property.

The accommodation comprises:

ENTRANCE HALL

uPVC door to main entrance, carpet, radiator, stairs to first floor.

HOME OFFICE

Double glazed window to rear aspect, exposed beams, carpet, radiator.

LIVING ROOM

Double glazed window to rear aspect, patio door and window to side, open fireplace with brick surround. Inglenook fireplace with fitted wood burning stove, exposed beams, carpet, radiator. Door to second stairs.

DINING ROOM

Two double glazed windows to side aspect, gas fired Rayburn oven, tiled flooring, exposed beams, door to living room and rear hallway.

KITCHEN

Two double glazed windows to side aspect, wooden fronted wall and base units with inset fitted sink and drainer, space and plumbing for washing machine, under counter fridge, double 'cookmaster' gas oven with 7 ring gas hob, tiled flooring, radiator.

SIDE ENTRANCE PORCH

uPVC door and window to side, tiled flooring, radiator, door to shower room and built in storage cupboard, space for free standing fridge freezer.

SHOWER ROOM

Double glazed window with obscured glass to rear aspect, shower cubicle with mains connected shower, vanity unit with wash hand basin, WC, vinyl flooring, heated towel rail.

CONSERVATORY

Double glazed windows and door to side entrance, tiled flooring.

FIRST FLOOR

LANDING

Double glazed window to rear and front aspect, carpet.

BATHROOM

Double glazed window with obscured glass to front aspect, fitted with a three piece suite comprising bath with mixer tap and shower head attachment, pedestal wash hand basin, WC, carpet, heated towel rail, airing cupboard.

BEDROOM FOUR

Double glazed window to rear aspect, carpet, radiator.

BEDROOM ONE

A dual aspect room with double glazed window to front and rear aspect, carpet, radiator, door to:-

BEDROOM TWO

Double glazed window to rear aspect, built in wardrobes, carpet, radiator, door to:-

BEDROOM THREE

Double glazed window to rear aspect, carpet, radiator, stairs to ground floor, doors to:-

ENSUITE

Double glazed Velux window to front aspect, shower cubicle with mains connected shower, pedestal wash hand basin, WC, carpet, heated towel rail.

WALK IN WARDROBE

Double glazed window to rear aspect, built in cupboard, carpet, step up to:-

STORAGE ROOM

Velux window to rear aspect, carpet.



UTILITY ROOM/STORE ROOM

Accessed externally. Double glazed windows to rear and side aspect. Wooden fronted base units with fitted stainless steel sink and drainer, tiled flooring, space and plumbing for washing machine and tumble dryer.

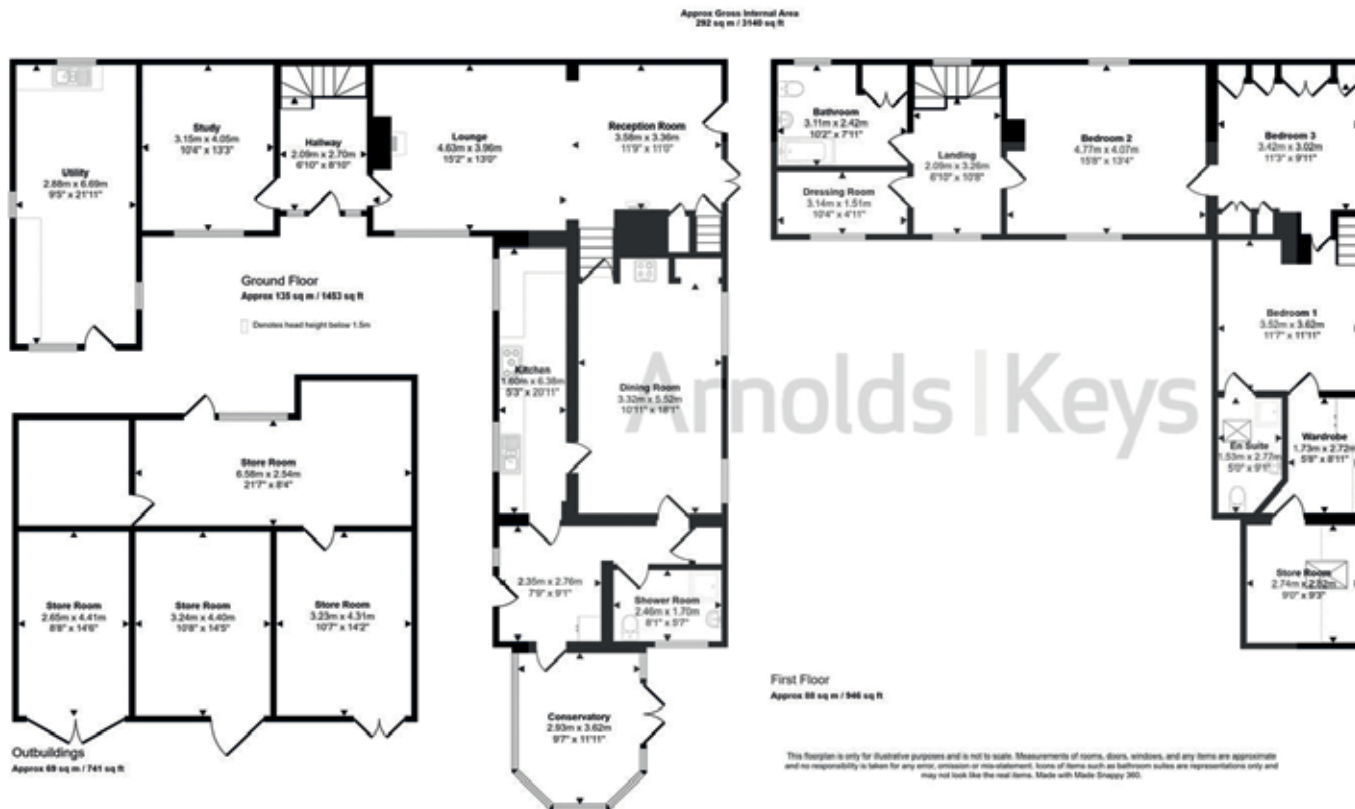
OUTSIDE

Brick outbuilding comprising garage and two stables with concrete pad behind the outbuilding.

Enclosed gardens and grounds with mature shrubs and trees.

Lot 1 includes an area of grassland which would be suitable as a paddock. Refer to sale plan and the area outlined red.

In all Lot 1 extends to 0.75 Ha (1.85 Ac).





INDUSTRIAL UNITS

Lot 2 comprises a range of former agricultural buildings located to the southeast of the residential property which are divided into five units. Two units have consent for use as a tractor store and three have planning permission for B8 Storage Use. Lot 2 extends to 0.58 Ha (1.43 Ac) as shown outlined green on the plan.

In addition, there is consent for the siting of five storage containers.

The buildings benefit from an independent concrete access off the public road which leads to a concrete apron at the northern end of the buildings. There is a further concrete apron at the southern end of the buildings.

The buildings have been well maintained being constructed of steel frame with brick and block walls with steel profile sheet to upper elevations and roof. The most recent addition is a steel portal frame building with steel profile sheet to walls and roof. One unit is a former piggery, constructed of block walls with steel profile sheet roof.

THE UNITS

Description	SqM	SqFt
Unit 1 – Tractor Store	323	2239
Unit 2 – Tractor Store	721	8740*
Unit 3 – B8 Storage (Let)	208	4822*
Unit 4 – B8 Storage (Let)	812	7761
Unit 5 – B8 Storage (Let)	448	3477
TOTAL (as per EPC reports)	2,512	27,039

NOTE: The first floor in Units 2 & 3 are a tenant's improvement.

LOCATION

The property is located to the southwest of the village of Marsham and is approximately 3.0 miles southwest of the market town of Aylsham.

The property offers excellent connectivity being under 1.0 mile from the A140 Norwich Road and 2.0 miles from the B1149 Holt Road. Connection to the Broadland Northway is approximately 7.0 miles to the south.

The north Norfolk coast is within 30 minutes drive to the north (14 miles) and the city of Norwich is approximately 30 minutes drive to the south (10.0 miles).

TENURE & OCCUPATION

Tenure: Freehold with part subject to lease, otherwise vacant possession on completion.

Tenant: P A Hunt

Term: 10 years from 11th November 2025

Rent: £20,400 per annum

Rent Review: 11th November 2030

Repairing Obligations: Tenant responsible for internal only

Landlord & Tenant Act 1954: Security of tenure is excluded

GRASSLAND

Lot 3 comprises a single block of grassland extending in all to 3.73 Ha (9.22 Ac) as shown outlined blue on the plan. The land benefits from independent access off the public road in the northwest corner. The land is flat and even and has been cut for hay / silage. The land is not in any environmental stewardship scheme.

GENERAL REMARKS & STIPULATIONS

SPORTING, TIMBER AND MINERAL RIGHTS

In so far as they are owned by the vendor, the sporting, timber and mineral rights are included in the sale.

RIGHTS OF WAY, EASEMENTS, WAYLEAVES AND COVENANTS

The property is sold subject to, and with the benefit of all easements, rights of way, privileges etc., which may affect the same, whether mentioned hereto or not.

LEGAL & PROFESSIONAL COSTS

Each party to meet their own legal and professional costs.

VAT

VAT on the purchase price(s) will not be charged.

LAND REGISTRY

The property is registered with the Land Registry under title numbers: NK86372, NK89425, NK178833 and NK491018.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Orchard Cottage: EPC rating E – 52

Unit 1: C – 64

Unit 2: C – 63

Unit 3: C – 70

Unit 4: B – 48

Unit 5: B – 47

PLANNING

The property is within the jurisdiction of Broadland District Council to whom interested parties are advised to make their own enquiries in respect of any planning or development matters.

BUSINESS RATES

Part of the site is rated for Business Rates as follows:

Description: Warehouse and Premises

Rateable Value: £11,250.

PARTICULARS AND PLANS

These particulars and plans are based upon the Ordnance Survey metric editions and are believed to be correct, but their accuracy cannot be guaranteed.

DISPUTES

Should any dispute arise between the vendor and the purchaser(s) as to the boundaries, fences or any other point arising out of these particulars, then the Agent's decision shall be binding upon all parties.

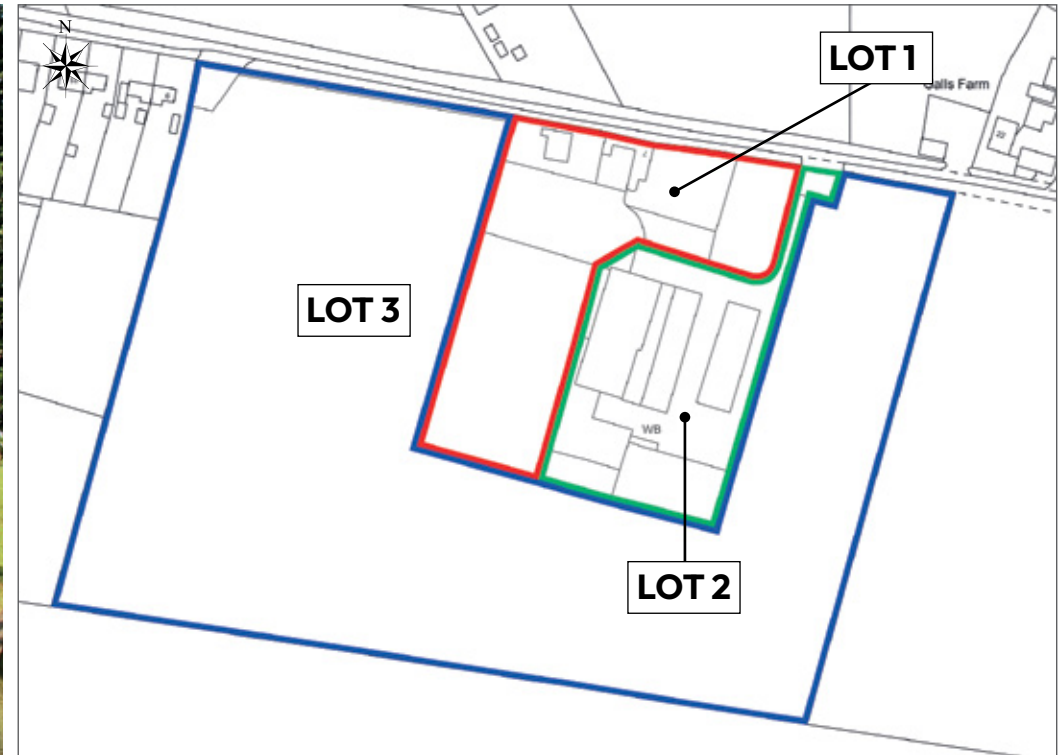
MONEY LAUNDERING REGULATIONS

We confirm that under Money Laundering Regulations we are required to check the identity of the purchaser(s).

VIEWING INFORMATION

Strictly by appointment with the agents.

IMPORTANT NOTICE These particulars have been prepared in good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective purchaser(s) should satisfy themselves on such matters prior to purchase. The purchaser(s) shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the vendors or his servants, or agents, in relation to, or in connection with the property. The property is sold with all faults and defects whether of condition or otherwise, and the vendors are not responsible for any such faults or defects, or for any statement contained in the particulars. Any error, omission, or mis-statement in any of the said statements should not entitle the purchaser(s) to rescind or be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action. Photographs dated August 2025. Particulars dated November 2025.





01263 738444

Aylsham

arnoldskeys.com

01603 620551

Norwich

Arnolds | Keys