



THE STORY OF

13 The Quay

Wells-next-the-Sea, Norfolk

SOWERBYS



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13 The Quay

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NR23 1AH

Rare Opportunity

Development Potential

Extensive Accommodation

Three Floors Plus Cellar

Uninterrupted Amazing Coastal Views

Viewing is Highly Recommended

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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Sowerbys are delighted to offer this iconic building for sale in the popular seaside town of Wells-next-the-Sea, located on the beautiful North Norfolk coast.

This property has been cherished by the same family for three generations. The vendor fondly remembers her childhood spent working with her father, in what is still used as the amusement arcade on the ground floor.

The first floor, accessible through a separate entrance, has previously been used as a restaurant. The kitchen and restroom facilities are still intact, offering breathtaking views through some of the largest windows overlooking the quayside and coast.

On the second floor, there's a spacious apartment also enjoying spectacular coastal views. The building includes ample storage spaces throughout and a cellar.

Now, the time has come to find a new owner ready to explore the extensive accommodation possibilities spanning over 9,000 sq. ft. We recommend early viewing to fully appreciate this rare opportunity.





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any

prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Wells-next-the-Sea

A SWEET AND EXCITING SPOT ON THE NORFOLK COAST

Wonderful Wells-next-the-Sea beckons with its sandy beach and charming candy-striped huts, drawing day trippers and holidaymakers. However, it offers much more for those considering it as a permanent residence.

Explore the surrounding waterways aboard Coastal Exploration Company's wooden sailing boats or try stand-up paddle-boarding with Barefoot SUP for an active adventure.

Behind the bustling harbour, seek out sought-after fishermen's cottages or apartments with sea views in converted buildings. Further afield, discover spacious grand houses and new-build developments ideal for families and downsizers. The town boasts a lively community with schools, a GP surgery, and a library.

Delve into culture at Wells Maltings, a heritage centre with a theatre, cinema, gallery, and café-bar. Browse local galleries like The Staithe Gallery, Gallery Plus, and Quay Art for unique artwork. Explore Nomad and the Bowerbird for homewares, Christopher William Country for country clothing, and Ele and Me for eco-friendly children's items. For culinary delights, visit Arthur Howell's traditional butcher or The Real Ale Shop at Branthill Farm.

Dine at The Globe Inn or Crown Hotel for meals overlooking the green, or indulge at Michelin-starred Morston Hall. For a simpler pleasure, enjoy fish and chips from French's on the harbour wall as the sun sets over the water.

Imagine yourself here – could Wells-next-the-Sea be your dream coastal home?



SERVICES CONNECTED

Mains water, electricity and drainage, Gas fired central heating.

COUNCIL TAX

Apartment- Band B.
Restaurant - Non- domestic rate (currently £15,000)

ENERGY EFFICIENCY RATING

C. Ref: 1051-1867-1914-0313-2207

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: /// supposing.rebounds.darke

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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